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Date: 2nd June 2016

Dear Councillor,

Council

YOU ARE HEREBY SUMMONED to attend the Meeting of the **Council** to be held in the **Council Chamber (Special)**, on **Monday, 13 June 2016** at **18:00** to transact the business set out on the attached agenda.

Yours faithfully,

Frank McArdle

Chief Executive

To:- **Conservative Group**
Councillor Murray (Chairman), Councillor Stanton (Vice-Chairman) and Councillors Atkin, Billings, Mrs Brown, Mrs Coe, Coe, Mrs Coyle, Mrs Farrington, Ford, Grant, Mrs Hall, Harrison, Hewlett, MacPherson, Muller, Mrs Patten, Mrs Plenderleith, Roberts, Smith, Swann, Watson, Wheeler and Mrs Wyatt.

Labour Group
Councillors Bambrick, Chahal, Dunn, Dr Pearson, Rhind, Richards, Shepherd, Southerd, Mrs Stuart, Taylor, Tilley, and Wilkins.

AGENDA

Open to Public and Press

1	Apologies.	
2	To note any declarations of interest arising from any items on the Agenda	
3	To receive any announcements from the Chairman, Leader and Head of Paid Service.	
4	To receive any questions by members of the public pursuant to Council Procedure Rule No.10.	
5	To receive any questions by Members of the Council pursuant to Council procedure Rule No. 11.	
6	ADOPTION OF SOUTH DERBYSHIRE LOCAL PLAN PART 1_opt	**3 - 1415**
7	DRAFT SOUTH DERBYSHIRE LOCAL PLAN PART 2_opt	**1416 - 1591**

Exclusion of the Public and Press:

8 The Chairman may therefore move:-

That in accordance with Section 100 (A)(4) of the Local Government Act 1972 (as amended) the press and public be excluded from the remainder of the Meeting as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraph of Part I of the Schedule 12A of the Act indicated in the header to each report on the Agenda.

9 To receive any Exempt questions by Members of the Council pursuant to Council procedure Rule No. 11.

REPORT TO:	**COUNCIL**	**AGENDA ITEM: 6**
DATE OF MEETING:	**13th JUNE 2016**	**CATEGORY: DELEGATED**
REPORT FROM:	**DIRECTOR OF COMMUNITY AND PLANNING SERVICES**	**OPEN**
MEMBERS' CONTACT POINT:	**NICOLA SWOROWSKI 01283 595983, nicola.sworowski@south-derbys.gov.uk**	**DOC:**
SUBJECT:	**ADOPTION OF SOUTH DERBYSHIRE LOCAL PLAN PART 1**	**REF:**
WARD(S) AFFECTED:	**ALL**	**TERMS OF REFERENCE: PL01**

1.0 Recommendations

1.1 To adopt the Local Plan Part 1 2011 – 2028 incorporating all the main modifications set out by the Inspector and the additional modifications proposed by the Council including any consequential and other appropriate alterations for the purposes of clarification or typographical corrections.

2.0 Purpose of Report

2.1 The report is brought to Members to inform the Council of the Inspector's final report into the Local Plan Part 1 2011 – 2028 (Appendix A) that recommends adoption of the Plan subject to modifications. If adopted, the Plan will replace a number of the policies in the 1998 Local Plan.

3.0 Detail

3.1 The Local Plan sets the strategic housing allocations and the employment allocations for South Derbyshire alongside a number of key Development Management policies for the period up to 2028.

3.2 The Local Plan Part 1 was submitted for examination in August 2014. Hearings took place in November and December 2014, October 2015 and December 2015. These included two days of joint hearings with Derby City and Amber Valley and Amber Valley's Inspector at the time.

3.3 The main modifications were prepared following the close of the hearings on 10th December and were consulted upon from 29th January to 13th April 2016. Following this consultation the modifications and the responses made to that consultation were submitted to the Inspector.

3.4 The Inspector has considered the modifications and consultation responses and issued her report(Appendix B) which concludes that the main modifications with one amendment, one additional modification and one modification as a main

modifications not additional modifications satisfies Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended) and meets the criteria to be sound and legally compliant.

3.5 The additional modification requested by the Inspector is further clarification on the affordable housing target being a starting point for negotiations and subject to viability. The additional modification that has been reverted to a main modification is concerned with Policy S3 Environmental Performance and the surrounding text. The modification offers an updated position following the Government's review of housing standards.

3.6 There are 71 main modifications that are all required to be made to the Plan in order for it to be sound and legally compliant. These are set out in Appendix C. The additional modifications are set out in Appendix G with any further changes such as the contents page being updated or typographical corrections that hadn't been noticed previously included.

3.7 Alongside the Local Plan is a Glossary (Appendix D), Monitoring Table (Appendix E) and Proposals Map (Appendix F). These have been updated accordingly (any modifications have been taken into account) and will be published alongside the Plan. The Sustainability Appraisal documents are also included in the appendix of the report as Appendix H to M.

3.8 Subject to the Council agreeing to adopt the Local Plan it will be necessary to prepare an adoption statement, to send a copy of the adoption statement to those who asked to be notified of the adoption of the Plan and to make available the adopted Local Plan, the adoption statement, the sustainability appraisal report and details of where and when the Plan and documents are available for inspection.

3.9 Following adoption, there is a six week period for a High Court Challenge from the date of adoption of the Local Plan (this takes effect immediately on resolution of the Council). Any person who is aggrieved by the Local Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the appropriate power and/or procedural requirements have not been complied with.

4.0 Financial Implications

4.1 There are no financial implications arising from this report.

5.0 Corporate Implications

5.1 The adoption of a South Derbyshire Local Plan is a key action within the Place theme of the Corporate Plan.

5.2 Legal implications – The Local Plan has been prepared in accordance with the relevant planning acts and the Town and Country Planning (Local Development) (England) Regulation 2012.

5.3 Following adoption, there is a six week period for a High Court Challenge where any person who is aggrieved by the Local Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004, on the grounds that the document is not within the appropriate power and/or procedural requirements have not been complied with.

5.4 The Local Plan has been prepared with extensive consultations. Following adoption, the Plan will be made available along with an adoption statement and updated sustainability appraisal.

6.0 Community Implications

6.1 This is the first step in replacing the 1998 Local Plan. This Plan will ensure that development across the District is achieved in as sustainable manner as possible and in a way that provides the infrastructure of community facilities for both the new residents but also existing residents.

7.0 Background Papers

None

Appendix A Local Plan Part 1 2011 – 2028 (incorporating modifications)
Appendix B Inspector's Report
Appendix C Main Modifications
Appendix D Glossary
Appendix E Implementation and Monitoring Table
Appendix F Proposals Maps
Appendix G Additional Modifications
Appendix H Sustainability Appraisal Non-Technical Summary
Appendix I Sustainability Appraisal Main Report
Appendix J Sustainability Appraisal Technical Appendices Part 1
Appendix K Sustainability Appraisal Technical Appendices Part 2
Appendix L Sustainability Appraisal Technical Appendices Part 3
Appendix M Sustainability Appraisal Technical Appendices Part 4
Appendix N Sustainability Appraisal addendum (August 2015) and Non-Technical Summary

Appendix A

South Derbyshire District Council
Community and Planning Services

South Derbyshire Local Plan

PART 1

LDF

Adopted DD MM YY

South Derbyshire Changing for the better

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Figure 1:
KEY DIAGRAM:
SOUTH DERBYSHIRE DISTRICT

1 Introduction

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INTRODUCTION

About this Local Plan

1.1 Decisions on planning issues affect everyone's lives. The Local Plan deals with the proposals for the amount and location of future housing, employment and infrastructure in its widest meaning for the period from 2011 to 2028 in a comprehensive and holistic manner. Having a plan in place will ensure that development does not come forward in a piecemeal manner but through a plan-led process.

1.2 South Derbyshire is one of the fastest growing areas of the country. With its central location in the UK and high quality of life that is set to continue into the future for current and future residents.

1.3 The challenge for the Local Plan is to make room for the new development we need in the District, in ways which enhance the quality of life for everyone. This means making sure new developments are of the highest possible quality, allow people easy and convenient access to jobs, essential day-to-day services and other services by walking, cycling, public transport and reducing the need to use the car.

1.4 It also means addressing as far as is possible the need for new school places, traffic congestion, climate change, flooding and housing that is affordable in choosing areas for development as well as conserving what's special about South Derbyshire's heritage and natural environment.

National Policy

1.5 The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF) which requires that each Local Authority produce a Local Plan to reflect the needs and priorities of their own distinctive communities. The NPPF sets out that the overall purpose is to achieve sustainable development – described as being about a change for the better across economic, environmental and social matters.

1.6 The planning system is about helping to make sustainable development happen and must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

1.7 This creative exercise is the production of a Local Plan which the NPPF says should reflect the vision and aspirations of local communities, and must be prepared to contribute to the achievement of sustainable development. Local Plans need to be consistent with the principles and policies set out in the NPPF. It is important that whilst Local Plans should be inspirational they should also be realistic in setting out development opportunities and policies to realise this.

How will the Local Plan Part 1 be used?

1.8 This Local Plan will set the basis for deciding individual planning applications and will provide some certainty to residents, service providers and investors as to how and where development including infrastructure requirements is likely to take place over the Plan period. The Local Plan should be read as a whole as more than one policy may apply to any planning application.

1.9 It will also set the context for Parish Councils and other local neighbourhood forums in preparing Neighbourhood Development Plans.

1.10 The Local Plan is to be written in two parts as follows:

Part 1 - Is the strategic part of the Plan. It contains strategic policies comprising of: housing and employment allocations, spatial policies and development management policies.

Part 2 - to cover non-strategic housing allocations, detailed heritage and conservation policies, detailed retail policies, Green Belt review of anomalies, countryside policies and an educational policy for delivering land for a new secondary school.

1.11 Once both parts are adopted, the South Derbyshire Local Plan (1998) will be replaced in its entirety. The policies proposed to be superseded by Part 1 are listed in Appendix 1.

1.12 The Local Plan Part 1 contains strategic policies for the District:

Chapters 1 and 2 – includes Introductions to the Local Plan and a Spatial Portrait, which describes the District.
Chapter 3 – sets out the Vision for the District and strategic objectives that will enable the Vision to be met.
Chapters 4 – includes spatial policies for development in the District.
Chapters 5 to 9 – includes development management policies

Local Documents

1.13 The Local Development Framework (LDF) is a general term which refers to a wide range of documents which guide planning decisions in the local area. The Local Plan previously referred to as a Core Strategy is the most important document in setting out the overall vision and strategy for accommodating major development across the District.

1.14 Local documents that the Local Plan has taken account of through its production include:

- South Derbyshire Corporate Plan 2009-2014
- Housing Strategy 2009 - 2014
- Sustainable Community Strategy
- Derbyshire County Council documents including Derbyshire Sustainable Community Strategy

1.15 It is the intention of the Council to write supplementary planning documents (SPD's) on topic's that require further detailed information beyond that in the Local Plan policies. These will cover:

- Design: Guidance for assessing and proposing all types of development
- Car Parking Standards: Guidance on car parking standards and requirements on all developments
- Cycling & Greenway: Guidance and proposals on strategic multiuser routes for walkers, cyclists, horse riders and those with mobility difficulties.

Working within a wider Derby Housing Market Area (HMA)

1.16 The need for growth and development in South Derbyshire needs to be considered in the context of a wider functional HMA[1] which incorporates the City of Derby and the Borough of Amber Valley. The District is particularly closely linked with the City of Derby, with whom it shares strong associations in terms of housing, employment, transport and other infrastructure.

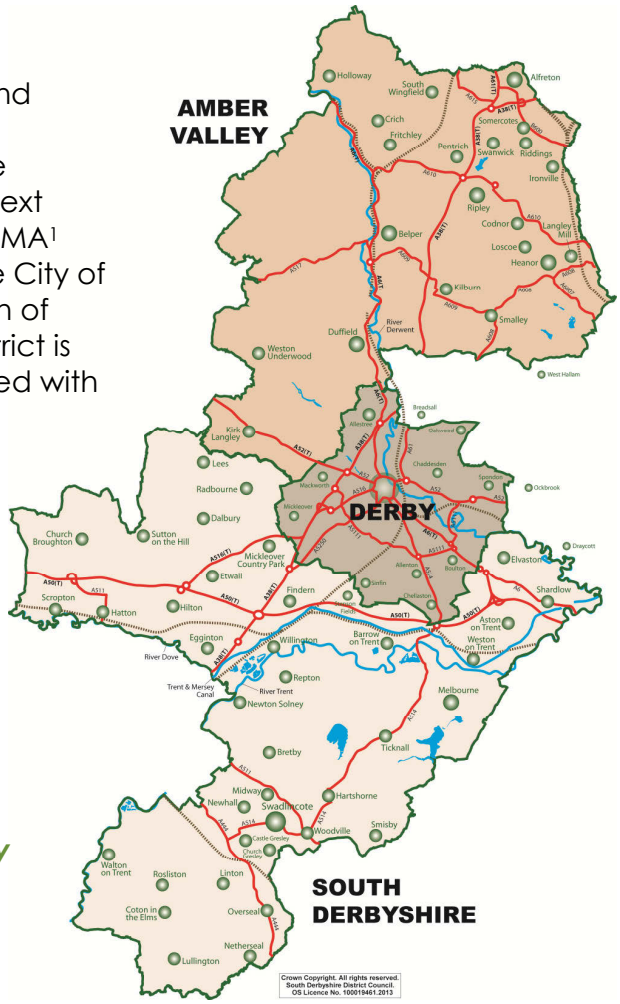


FIGURE 2: Map of Derby Housing Market Area

[1] *A Housing Market Area is defined as the area within which at least 80% of heads of households search for a new property when they are not changing their job.*

1.17 Given the close links between the three areas, we have aligned workings on Local Plans to ensure a coherent spatial strategy for the whole of the HMA. The aligned working started in 2009 and has led to numerous pieces of evidence been collected as a HMA.

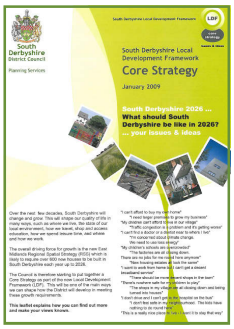
1.18 This close working has been essential to ensure that the HMA as a whole is able to meet both its housing and employment needs and deliver the required infrastructure.

1.19 Whilst South Derbyshire is part of the Derby HMA, the further functional links into Ashby de la Zouch in North West Leicestershire and Burton upon Trent in East Staffordshire should be recognised. Swadlincote and the southern part of the District are influenced both by Burton and Ashby. Whilst parts of North West of the District closest to the East Staffordshire border are influenced by Burton.

Local Plan Process

1.20 This Local Plan Part 1 is the culmination of extensive consultation that has been undertaken since 2009. Participation has been encouraged at every stage from a wide range of individuals, interest groups, public service providers, infrastructure providers, investors, land owners and developers. All consultation has been undertaken in accordance with our published Statement of Community Involvement.

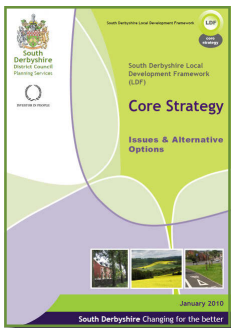
1.21 Our Local Plan Part 1 takes into account the previous stages of consultation that we have undertaken. The stages of consultation are summarised below:



ISSUES AND IDEAS 2009

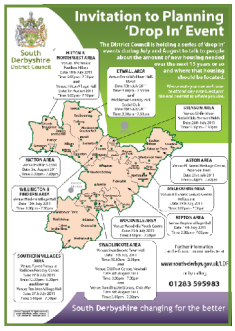
This consultation asked for people's ideas on a vision for South Derbyshire and the issues which needed to be covered.

ISSUES AND ALTERNATIVE OPTIONS 2010



This document built on the comments raised during the issues and ideas and set out the main alternative development options for delivering the overall growth strategy required by the East Midlands Regional Plan. It included an updated vision, a set of draft plan objectives and showed the location of all the main strategic housing site options.

NEIGHBOURHOOD PLANNING 2011



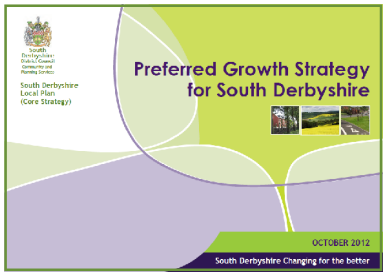
This consultation took the form of a round of public 'drop-in' events to explore at neighbourhood level the new Coalition Government's ideas on 'localism'. To aid discussion around people's communities and promote local action, we prepared eleven 'Area Profiles'. These set out locally distinctive information and a summary of the planning issues people had previously raised.

OPTIONS FOR HOUSING GROWTH DERBY HOUSING MARKET AREA 2011

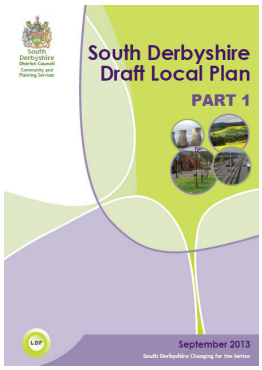
This consultation was undertaken across the Derby HMA. In anticipation of the revocation of the East Midlands Regional plan's housing targets, we asked for views on a range of housing growth 'scenarios' based on differing demographic projections. We also explored the sorts of locations we should consider for promoting house-building.

PREFERRED GROWTH STRATEGY FOR SOUTH DERBYSHIRE 2012

This document set out the preferred growth strategy for strategic employment and housing up to 2028. It explained our chosen housing target and how we intended to meet it through the selection of 'preferred sites'. The document also proposed a revised vision and strategy for the growth of the District.



DRAFT LOCAL PLAN PART 1 2013



The Draft Local Plan Part 1 sets out Housing and Employment provision required across the District up to 2028, together with Strategic and Development Management Policies. The consultation also included the Draft Sustainability Appraisal, Draft Consultation Statement and Draft Infrastructure Plan.

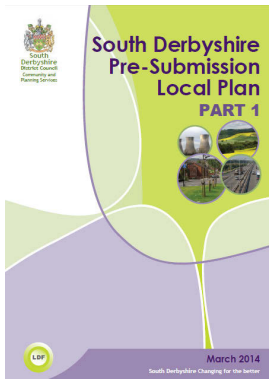
The Sustainability Appraisal assesses the likely significant social, economic and environmental effects of all the reasonable options we have considered, including the preferred strategy and policies. Produced alongside it was a Habitats Regulation Assessment (HRA).

The Infrastructure Delivery Plan sets out the infrastructure that is required across the District in order to help accommodate the growth of the District up to 2028.

The Consultation Statement sets out the consultation we have undertaken, how we undertook it and a gives a summary of the responses received and how they have been considered for each stage of the Local Plan process.

PRE-SUBMISSION LOCAL PLAN 2014

Following the consultation on the Draft Local Plan Part 1, the necessary changes were made and the Pre-Submission Local Plan Part 1 consulted upon. The accompanying documents (including the Sustainability Appraisal, the Infrastructure Delivery Plan and the Consultation Statement) were also updated where required. Representations made during this consultation were regarding soundness or legal and procedural compliance, including whether the Plan was in conformity with the Duty to Co-operate.



The Evidence Base

1.22 As well as having undertaken extensive public involvement, the Local Plan is supported by a robust and wide ranging technical evidence base. A list of the main evidence base documents that have been considered in producing this Plan can be seen at appendix 2.

1.22 The Sustainability Appraisal, (and associated Habitat Regulations Screening Assessment), Consultation Statement and Infrastructure Delivery Plan were consulted upon in later consultations. In order to ensure that the objectives and targets included in the Plan are met, it is important to monitor the performance of Plan polices. We have identified a range of indicators which are set out in the Implementation and Monitoring table. These Indicators include measurable targets which if not achieved will trigger further action to enhance plan performance. A monitoring report will be published each year that measures progress against the indicators.

2 A Portrait of South Derbyshire

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A PORTRAIT OF SOUTH DERBYSHIRE

2.1 This portrait below the main characteristics that make South Derbyshire unique. It is helpful to reflect on this in thinking through what needs to change in the future and how this can be made to happen in the most sustainable manner.

South Derbyshire is a rural district in central England covering an area of over 112 square miles. It adjoins and is heavily influenced by the City of Derby to the north, Burton upon Trent to the west and Ashby-de-la-Zouch to the east. The town of Swadlincote, in the south of the District, is the main urban centre with a population of around 35,000.

For many years the District has been the fastest growing in Derbyshire and is currently one of the fastest growing areas in England. Official forecasts anticipate the population increasing from the current 95,000 to over 123,000 by 2035. The population is also becoming older and more diverse with implications for the types of housing, facilities and support services that will be needed in the future.

The District benefits from its central location in the UK and relatively good road, rail and air connections, although the south of the District is less well served in this respect. Transport links between the north and south of the District are relatively poor, and the Council will seek to take advantage of any opportunities to address this including through the enhancement of public transport as they arise.

The last twenty years or so has seen rapid housing growth with a variety of developments across the area for example at Swadlincote, Hilton and on the fringes of Derby. Whilst popular, in some cases they have developed without sufficient day-to-day facilities. Generally, the quality of design reflects the standards of the day when such developments were planned. However, as planned further housing growth takes place there will need to be considerable improvements to make sure that the new places created are of the highest possible quality of design and help to combat climate change through efficient use of energy and water. Equally, easy access to jobs, services and facilities by a choice of means of travel including public transport will be vital, including in the rural areas.

The right amount and types of housing will need to be provided in the future to meet people's needs. House prices remain unaffordable for many in the District and recent house price rises are likely to increase the number of people unable to afford to buy or rent a home in the District.

The District as a whole enjoys relative prosperity, with low levels of unemployment, although a dichotomy of economic problems does exist across the District. However, the situation has generally improved

over the past two decades as a result of successful regeneration initiatives. This process will continue through such proposals as the reclamation of poorly restored land in the Woodville area, through the provision of a new Swadlincote - Woodville Regeneration Route providing better access to Swadlincote and traffic relief in Woodville.

The local workforce is largely low-skilled and the proportion with no qualifications is above average. The presence of further education institutions in Derby, Burton upon Trent and, more recently, in Swadlincote may present an opportunity to address this.

A relatively large proportion of the workforce is employed in manufacturing. Major companies that have been attracted to the area include Toyota Motor Manufacturing (UK) Ltd, JCB Power Systems Ltd, Nestle UK Ltd. and Bison Concrete Products Ltd. In recent years, significant inward investment has taken place on business parks at Dove Valley and Hilton in the north of the District and Tetron Point at Swadlincote. Much employment growth over the plan period is expected to take place outside the traditional industrial uses, shifting towards such sectors as health and social care, as well as tourism and leisure. Office based employment is also expanding nationally and the Council is seeking to grow this element of the local economy.

Whilst significant new shopping and leisure development has been attracted to Swadlincote town centre, the High Street is characterised by traditional small shop units which may not be ideally placed to attract conventional new retail occupiers. The need to maintain foot fall and a vibrant town centre is important and, as part of this, the Council is working on major improvements to the public streets and spaces in the town.

The remainder of the District is predominantly rural with many villages of varying sizes. Considerable efforts have been made to conserve their character and some, such as Repton, Ticknall and Melbourne are of particular historic value. The villages and rural areas are attractive places to live and important for tourism, but a key challenge for the Local Plan will be to ensure their sustainability by promoting the right amounts and types of development. Limited access to high speed broadband is an issue in the north west and most southerly rural parishes of the district although there are plans for limited improvement through the Digital Derbyshire initiative.

Also in the rural area, the former Drakelow and Willington Power Station sites have been largely cleared and are currently the subject of proposals for new power generation facilities.

Local heritage is an important part of the unique character of the area with 22 Conservation Areas, over 700 listed buildings, 20 Scheduled Ancient Monuments and five historic parks and gardens.

These are safeguarded through a combination of careful design and grant schemes. There are threats, however, through new development and, in the case of the Scheduled Swarkestone Causeway, through regular damage from traffic.

Several major watercourses cross the District including the Rivers Trent, Dove, Mease and Derwent and approximately one fifth of the land area is within areas at risk of flooding.

South Derbyshire also contains numerous areas which are important for wildlife including the River Mease – a site of international importance – and six nationally and a number of nationally recognised Sites of Special Scientific Interest (SSSIs), together with many sites of local value. The southern part of the District lies within The National Forest – one of the country's most ambitious environmental initiatives. In addition to opportunities for further leisure and recreation, the Forest has potential for the creation of woodland based industries as well as a high quality environment for all types of new development.

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3

A Vision and Local Plan Objectives

for South Derbyshire

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South Derbyshire Key Issues

3.1 Taking into account the content of local strategies, our emerging evidence base and the outcome of consultation we have undertaken, a number of key issues have been identified:

- South Derbyshire has the fastest growing population in Derbyshire and market needs suggest that around 12,618 additional homes are needed between 2011 and 2028.
- The District's population is growing, ageing and diverse in its needs.
- The cost of housing is unaffordable for many and the longer term trend is a growing gap between average earnings and house prices.
- The District will need a more diverse economic base.
- The causes and effects of climate change will need to be addressed through energy and water management.
- As many residents work outside the District we need to ensure there are opportunities to both live and work in the District.
- Levels of deprivation and skills vary through the District with particular pockets within the Swadlincote urban area.
- There is increasing pressure on existing employment sites to be developed for housing.
- Three quarters of the District is in agricultural use, but farmers and those in related businesses are facing increasing pressure to consider diversification.
- New development will need to be accompanied by a wide range of infrastructure, services and facilities to address future and existing deficiencies.
- Swadlincote has a growing retail, leisure and commercial role but needs to continue to grow and remain vibrant.
- Public transport provision in some parts of the District is poor.
- Local shops and services are becoming under increasing pressure in many rural communities.
- The District has many historic, cultural, landscape and archaeological qualities which require protection and enhancement.
- Much of the District lies within areas known to be at significant flood risk.

3.2 Having identified the key issues to be addressed, the starting point is to clearly express the overall **Vision** and **Strategic Objectives** that will help to achieve the vision for South Derbyshire.

A Vision for South Derbyshire

3.3 The below sets out the vision for South Derbyshire over the period from 2011 up to 2028:

The vision for South Derbyshire is one of sustainable growth, renewal and opportunity. By 2028, the economy will have grown with more jobs in a more diverse business environment supported by a more skilled workforce. Local communities will be healthy and inclusive and will have access to a range of jobs, housing, education, health, shops, services, facilities and green space by a choice of travel options including public transport and other non-car modes. Climate change and adaption will lie at the heart of our strategy and residents and businesses will be supported to make efficient use of resources and cope with the effects of climate change which are already anticipated - such as reduced water availability and increased flooding.

The strategy for growth will have delivered at least an additional 12,618 homes over the plan period and ensured the District's housing stock is better aligned to the needs of – and available to - everyone, irrespective of their stage of life, income or circumstances. The countryside, rivers, green spaces and networks which connect them, together with the District's cultural and heritage assets will have been protected and enhanced and the quality and diversity of the District's wildlife habitats will have been improved. New development will reflect and reinforce the District's many distinct landscapes and will protect the integrity of our most sensitive wildlife sites, landscapes and heritage assets. South Derbyshire will have continued to be a major ingredient in the success of the National Forest and the District will have become an increasingly important tourist destination in the region.

To accommodate growth, brownfield land and disused buildings will be brought back into beneficial use and major sustainable urban extensions to Derby will have been developed, providing a wide range of accommodation to meet the expanding housing needs of the City of Derby and South Derbyshire. The growth potential of Derby and these new urban extensions in particular, will have been unlocked through transport and other infrastructure improvements such as the provision of a new secondary school and other required local amenities.

Similarly, as South Derbyshire's principal settlement, Swadlincote will have expanded to the south, east and west, to cater for the needs of South Derbyshire's growing population and cementing the economic and commercial role of the town. The design of all major residential urban extensions will have been shaped by local people and

comprehensively designed to provide the highest possible quality living environments being sustainable, prosperous, safe, clean and energy efficient. A culture of good design will also have become established for all developments in the District.

Swadlincote will have become firmly established as a vibrant town in a high quality retail, residential, commercial, leisure and shopping environment. This will have been achieved through new development within and around the town and improved connections to the wider road network. In particular, substantial investment in leisure and civic facilities will have been developed to support the town's enhanced role as a major shopping and recreation destination. These developments will have complemented successful actions for encouraging investment into, and better management of Swadlincote Town Centre – guided by a dedicated Vision and Strategy. Such measures will have included the completion of public realm improvements, supporting business development, developing the outdoor market and hosting major events.

Major urban renewal will also have taken place in the wider Swadlincote urban area with the reclamation and re-development of underused and derelict brownfield land south of Woodville. The environment and job opportunities in the Area will have been significantly enhanced through the construction of the Woodville - Swadlincote Regeneration Route bypassing - and providing relief from traffic congestion at - the Clock Roundabout, opening up land for development and providing better links between Swadlincote and the A42 to the east.

Substantial housing and/or economic growth, facilities and infrastructure will also have been delivered in the key villages to meet the particular needs of those communities. This will have supported and balanced the significant expansion of employment in Hatton whilst providing some HGV traffic relief and potentially providing the first phase of a Hatton Bypass in the much longer term if needed. Similarly, substantial new provision of local infrastructure will have taken place at Hilton which may have been enabled through a measure of house-building and/or other development.

The vitality and viability of Melbourne town centre will also have been sustained through a combination of careful control over land uses in the core shopping area and more widely through enhanced leisure and cultural facilities.

Meanwhile, sustainable living and working environments throughout the remainder of the villages and other rural parts of the District will have been maintained through local scale development in keeping with their size, role and character. In tandem, the rich heritage, historic assets and distinctive character of our towns, villages and hamlets will continue to have been respected and enhanced.

Local Plan Strategic Objectives

3.4 The Local Plan objectives were identified following the Issues and Ideas Consultation in 2009 and the draft objectives were consulted upon during the Issues and Alternative Options Consultation in 2010. They have subsequently been amended to reflect the findings of the Sustainability Appraisal and further consultations that have taken place.

1. **To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution.**
2. **To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities.**
3. **To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources.**
4. **To ensure the District's housing stock is decent, suitable and affordable, meets community need and is balanced with access to employment opportunities.**
5. **To ensure our communities are safe, clean, vibrant, active and healthy.**
6. **To ensure sustainable living and working in urban and rural communities.**
7. **To reduce the need to travel and to encourage necessary travel to be by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.**
8. **To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and made accessible to our communities.**
9. **To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District.**
10. **To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District.**
11. **To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations.**
12. **To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure.**
13. **To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA.**

4 Spatial Strategy - A Plan for Growth

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SPATIAL STRATEGY - A PLAN FOR GROWTH

Spatial Strategy Introduction

4.1 This chapter sets out the overall spatial policies that will help achieve the Strategic Objectives and ultimately the Vision that has been set out for South Derbyshire.

4.2 The Spatial Strategy is about harnessing the opportunities of sustainable growth to secure positive benefits for the District's residents and employers. This means using development as a means of delivering not just much needed homes and business accommodation, but also other important community benefits where they are most needed such as reclaiming derelict land, supporting local shops and services, improving the local environment, providing required infrastructure and addressing the causes and effects of climate change.

4.3 At the heart of the policies are decisions over the amount and locations for accommodating future large-scale development for both housing and employment. The decisions are based on careful consideration of wide ranging technical evidence and the views of local people, employers, the development industry, statutory consultees and service providers. The Consultation Statement explains in more detail how representations received to successive stages of public consultation on the emerging Local Plan have helped us judge the balance on this.

4.4 The overall strategy is one of ambitious growth. In line with the NPPF, the Plan reflects a general presumption in favour of sustainable development taking into account the economic, social and environmental impacts the Plan will have.

4.5 The NPPF makes clear the Government's intention to increase the number of homes built and that Local Plans should be prepared in order to meet objectively assessed housing needs. Objectively assessed housing need is essentially the number of homes required within a period of time and in order to calculate it requires an under standing of the population trends and projections, household growth (including migration), workforce and economic needs and existing housing stock. The starting point for estimating household need is CLG household projections, which is recognised by the NPPG.

4.6 The Government's shift towards localism has meant we have been able to consider afresh the benefits of where we locate our housing and employment sites. The three Local Authorities of the Derby HMA; Amber Valley District Council, Derby City Council and South Derbyshire District Council and in discussion with Derbyshire County Council have considered how the projected growth needs can most sustainably be distributed between the three Council areas.

4.7 Fundamental to the strategy is the HMA's recognition that Derby City is unable to make provision for all its own housing needs within its own boundary. The City is only able to provide 11,000 dwellings over the period to 2028.

4.8 This means a collective approach is needed to ensure development needs across the wider Derby area are properly met. As a result, over the plan period at least 12,618 dwellings will be built within the District, of which 9,605 dwellings are to meet South Derbyshire's objectively assessed housing need and 3,013 dwellings are in part to meet Derby City's unmet objectively assessed housing need.

4.9 As part of this collective approach, the authorities have worked together to ensure that optimum possible use is made of derelict and other previously developed sites and premises, to ensure opportunities for brownfield regeneration are taken. This will reduce the need for the loss of greenfield land particularly on the edge of Derby City, although to achieve the planned growth across the HMA will mean the unavoidable loss of some greenfield land.

4.10 As well as building new homes, it is important that new development should boost the economy and create accessible jobs. In order to address this the Derby HMA also considered the amount of new employment land that is needed and how that can be accommodated in the most suitable locations across the three Local Authorities.

4.11 The Council also wants to ensure that with all the new development that is to take place across the District that the environmental performance of the new buildings is as sustainable as possible.

4.12 The new development across the District will bring with it additional traffic which in some places in the District already is an issue. Mitigation measures will be put in place where possible to reduce the impact of the new development. The use of non-car modes of travel will always be encouraged and incorporated into developments where appropriate.

4.13 Retail development is limited in South Derbyshire due to its location between larger City centres of Derby and Nottingham and also a wider choice in Burton Upon Trent. However, retail development in Swadlincote will be encouraged to continue the upward change that has occurred over the last few years.

4.14 A further consideration within South Derbyshire is the two areas of Green Belt that fall within the District's boundary; a part of the Nottingham – Derby Green Belt and the majority of the Burton – Swadlincote Green Belt. The NPPF makes clear that Green Belt should be protected from development unless exceptional circumstances

exist and that any change to the Green Belt needs to be undertaken through a Local Plan review.

4.15 The following two policies offer an overall strategy for guiding development in the District to 2028 in a way that most closely supports sustainable development along with regeneration and increased prosperity in each of the settlements in the District. This overall strategy is followed by a policy referring the presumption in favour of sustainable development which is at the heart of the NPPF.

Policy S1 Sustainable Growth Strategy

South Derbyshire will promote sustainable growth to meet its objectively assessed housing and commercial needs in the plan period 2011-2028.

This strategy will be developed through this part of the Local Plan – Part 1 with development allocations made alongside development management policies which will continue into Part 2 of the Local Plan.

The two parts of the Local Plan will ensure that the economic, social and environmental objectives set out in this Plan are fully addressed:

i) Over the plan period (2011 – 2028) at least 12,618 dwellings will be built within South Derbyshire. The housing sites required will be met on a mixture of brownfield and greenfield sites with encouragement given to the re-use of previously developed land.

ii) Retaining, promoting and regenerating employment development on sites in urban areas and other locations which already are, or could be in the future, well served by infrastructure, including public transport.

iii) Provide new infrastructure to support the growth across the District. This will include new transport and education provision, and other services and facilities. This will be undertaken through obtaining appropriate planning obligations from future development and working alongside key stakeholders to ensure that existing and future requirements are considered.

iv) Supporting and encouraging tourism within the District which makes an important contribution to the local economy. The District Council support The National Forest objectives including the increase of woodland cover. There will also be encouragement for healthy lifestyles through leisure pursuits, open space and greater accessibility for residents.

v) It is essential that the District's heritage assets, landscape and rural character are protected, conserved and enhanced.

In bringing forward new development the Council will seek to ensure that the schemes respond to and address environmental and social issues including the need to tackle climate change, improve the quality of the built and natural environment, minimise resource use and improve access to services and facilities.

Policy S2 Presumption In Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to seek solutions, which mean that proposals secure development that improves the economic, social and environmental conditions in the area.

Planning applications received by the Council that accord with the policies in the Local Plan Part 1 & 2 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

i) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the national planning policy framework taken as a whole; or

ii) specific policies in that framework indicate that development should be restricted.

Environmental Performance

4.15 In 2010 the Government announced the need for an industry led examination of housing standards, to find a way to simplify them. Through this review the Government has acknowledged that it is not always possible or desirable to require a single national standard for all new development, and that local discretion is, in some circumstances, necessary. The Housing Standards Review proposed the introduction of new powers in the Building Act which will enable different levels of performance where these are necessary to meet certain local

circumstances. As part of the review the Government has also deleted the Code for Sustainable Homes.

4.17 However, the **G**overnment's proposed approach to housing standards does not restrict developers from bringing forward, or adopting their own voluntary standards to ensure that new developments are sustainable and contribute to the delivery of sustainable homes and businesses.

Policy S3 Environmental Performance

The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the Governments drive towards improved housing standards including in respect of access, space standards, security, water and external waste storage where specific justification exists for seeking higher standards locally than set out in Building Regulations.

The Council will work collaboratively with developers, and other organisations wishing to bring their own environmental or social sustainability standards to market for utilisation on a voluntary basis.

Explanation

4.18 The environmental performance of new buildings is not determined solely by the technical specification of the building itself. Other factors such as site wide infrastructure delivery (such as the integration of sustainable drainage systems), or the delivery of biodiversity gain on site could make a meaningful contribution to improving the quality and environmental performance of individual buildings. The Plan as a whole seeks to ensure that development delivers sustainable development at the building and site scale to ensure the delivery of homes fit for the future.

South Derbyshire Housing Growth 2011 - 2028

4.19 The Localism Act and the NPPF introduce a requirement for local authorities to plan on a larger than local scale under the statutory Duty to Co-operate. This means that adjoining councils should work together to meet the development needs collectively of the area, particularly where these needs cannot be wholly met within the local authority area. As part of the Derby HMA South Derbyshire has worked in an aligned manner with Derby City and Amber Valley Borough Council since 2009.

Policy S4 Housing Strategy

Provision will be made in this plan for at least 12,618 additional dwellings over the plan period.

The dwellings will be split between the Local Plan Part 1 and 2 as follows:

A Part 1 – Strategic sites (greater than 99 dwellings) allocated to accommodate the majority of the housing target.

B The Part 1 allocations are to be made according to the following strategy:

Urban Areas – Swadlincote, edge of Derby and the edge of Burton upon Trent

Key Service Villages – strategic sites in Aston on Trent, Etwall, Hatton, Hilton and Repton.

C Local Plan Part 2 –600 dwellings will be allocated across non-strategic sites (less than 100 dwellings).

D The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the NPPF.

Explanation

4.20 The most important element is deciding the growth needs of the three Local Authorities is the evident fact that the City of Derby is only able to accommodate 12,500 net additional dwellings within its boundaries over the plan period – a figure insufficient to meet its projected needs of over 16,000 dwellings. The remainder of the City's housing need was therefore appropriately to be met in close proximity to Derby City to help address the City's shortfall both within South Derbyshire and Amber Valley. This further reinforced the need for South Derbyshire to work collaboratively as part of the Derby HMA.

4.21 Our future housing needs were initially assessed at a HMA, rather than at a District level. Preliminary consultation on housing needs was undertaken jointly in 2011 as a joint HMA wide consultation. It was based on nationally published projections of population and house hold growth at a Local Authority level.

4.22 Following this, it was agreed that a more specific analysis was required so the Derby HMA authorities commissioned a housing requirement study (HRS)[2] to assess the extent to which nationally produced population and household projections are appropriate when taking

[2] *The Housing Requirement Study 2012 (GL Hearn and Partners and Justin Gardner) is a key evidence base document which can be viewed at* www.south-derbys.gov.uk

into account the local circumstances. This study was followed by an up date to the objectively assessed housing need which was published in the SHMA[3] which took account of newly available census 2011 data, re-evaluated some aspects of the methodology and the wider evidence that has come about through the SHMA process.

4.23 The HRS study and the update through the SHMA concluded there is a demographic need for 35,354 additional homes for the period 2008 - 2028 throughout the Derby HMA. However this was updated again through sensitivity testing undertaken in March 2014 which considered the updated period 2011 – 2028 and found that the total housing need in the HMA was considered to be 33,388 dwellings. The following table shows the distribution of the assessed housing need across the Derby HMA authorities:

Table 1: Housing target across the Derby HMA 2011 - 2028

Local Authority	Housing Target 2011-2028
South Derbyshire	**12,618**
Amber Valley	9,770
Derby City	11,000
TOTAL	**33,388**

4.20 This scale of growth represents a substantial increase in the housing stock of the Derby HMA and is considered to be at the upper level of what the market will be able to deliver taking account of past build rates and the economic conditions. This level of growth would also allow for an aspirational rate of economic growth and strike an appropriate balance between making provision for in-migration to the HMA for work and non-work purposes and avoiding the HMA becoming a 'dormitory' area with unsustainable levels of out-commuting.

4.25 The proposed distribution reflects the fact that the least constrained options for physical extensions to Derby predominately, but not entirely, lie in South Derbyshire. The distribution also reflects that Amber Valley has many constraints including the Derwent Valley World Heritage Site and Green Belt surrounding their Market Towns though does have a significant development opportunity at Cinderhill, near Denby.

4.26 The proposed distribution also reflects the fact that the amount of growth proposed in Amber Valley plans for employment growth as opposed to virtually none at all.

[3] *The Strategic Housing Market Assessment (SHMA) 2013 (GL Hearn and Partners and Justin Gardner) is a key evidence base document which can be viewed at* www.south-derbys.gov.uk

4.27 It should be noted that in planning for an additional 12,618 dwellings in South Derbyshire, the following need to be subtracted to give a reflection of what is required from the Local Plan moving forward:

- Dwellings which have already been completed since 1 April 2011.
- Unimplemented planning permissions for dwellings as at the point being monitored from and unimplemented sites already allocated in the South Derbyshire Local Plan 1998.

4.28 Allowance is also made for estimated future losses of existing dwelling stock of around 200 dwellings between 2011 and 2028.

Delivering Economic Growth

4.29 South Derbyshire has been through a process of regeneration in recent decades, characterised by high levels of inward investment, the growth of key local employers and the rapid development of The National Forest. Much of the physical legacy of the coalfield era and past industries has been superseded by new business and redevelopment on brownfield sites.

4.30 Despite the recent global economic downturn, many headline economic indicators, such as unemployment and economic activity, remain positive. However, pockets of deprivation persist both in urban and rural parts of the District. The population of the southern parishes generally has lower levels of educational achievement and skills than that of the northern parishes and whilst the north of the District has benefited from good communications and the creation of new employment along the A50 corridor, progress in the south of the District has been slower. However, the presence of The National Forest in the south of the District has assisted greatly in the improvement of the local environment and thus the attraction of investment and expansion of the visitor economy. Likewise recent large scale public and private sector investment in Swadlincote town centre has greatly enhanced and expanded the town's retail core.

4.31 Due to its location, the District will always be strongly influenced by the fortunes of adjacent settlements, in particular Derby, Burton-on-Trent and Ashby, as well as major employers such as East Midlands Airport and Rolls Royce, all of which provide employment for South Derbyshire residents. Nevertheless, new businesses will need to be established within the District and existing businesses assisted in diversifying into new products and technologies. This will require the raising of skills levels amongst the local workforce. The presence of the Burton and South Derbyshire College campuses in Swadlincote and Burton-on-Trent and the University of Derby will assist in addressing this.

4.32 The District will also need to be able to offer the sites, premises and associated infrastructure to attract inward investment in the form of

strategic development sites and an accommodating policy stance on economic development in the remainder of the District. In addition, to allow communities to gain maximum benefit from investment links between areas of need and opportunities such as training and employment will need to be enhanced. Transport will be a key issue in the future, particularly in the Swadlincote urban area which would benefit greatly from improved connectivity to the national trunk road network. Access to high speed broadband is also increasingly important.

4.33 Greater employment in, for example, managerial and professional jobs will be necessary to create a stronger, more diversified economy. Encouragement will be needed for sectors offering growth potential, such as the visitor and woodland economies.

4.34 The Local Enterprise Partnership (LEP), D2N2, covers Derbyshire and Nottinghamshire. Its Strategic Economic Plan makes the case for Government funding from the Single Local Growth Fund to help meet its objectives. This will be combined with EU and local funding, from the public and private sectors.

4.35 The vision of the LEP is to make the area more prosperous, better connected and increasingly competitive and resilient. In realising this vision, the LEP will focus on transport manufacturing, life sciences, food and drink manufacturing, construction, the visitor economy, low carbon goods and services, transport and logistics and creative Industries.

4.36 The Strategic Economic Plan aims to create 55,000 jobs between 2013 and 2023. A range of measures is proposed to assist in achieving this. In regard to land use related activity, the Plan seeks to ensure the provision of sites and premises both to allow indigenous businesses to grow and to attract inward investment. It also seeks the provision of transport and broadband infrastructure to support growth and to accelerate the delivery of housing, which is seen as an important component of economic growth. The delivery of commercial and residential development will be partly achieved by helping partners to address constraints to implementation.

4.37 Priority actions will include the development of Infinity Park at Sinfin Moor in Derby, which will focus on advanced engineering sectors, including aerospace, rail and automotive manufacturing. The South Derby Integrated Transport Link, flood alleviation, and other Infrastructure works will assist in the delivery of employment space, information and communication technology, business and technology support.

4.38 There will also be place-based projects to help deliver key sites through targeted access and other infrastructure measures. These will

include the Woodville - Swadlincote Regeneration Route, aimed at assisting in the delivery of development at Occupation Lane in Woodville, and other strategic connectivity interventions to bring forward employment land in the southern Derby area. It also identifies infrastructure to unlock strategic growth opportunities in the wider Derby area, including access to the proposed Drakelow Park development.

4.39 In regard to tourism and leisure across the LEP area as a whole, the Plan identifies a need for capital investment in visitor attractions.

4.40 At the District level the South Derbyshire Partnership represents the key vehicle for addressing local economic development issues. The Partnership brings together representatives from the public and third sectors involved in economic development, with representative bodies and individual businesses from the private sector. The Partnership's **South Derbyshire Sustainable Community Strategy** draws attention to the need for economic diversification to improve resistance to downturns and provide a strong base for sustainable growth; to ensure the workforce has the right skills to gain access to employment opportunities and to maximise the potential of the National Forest to support growth in tourism and the woodland economy.

4.41 South Derbyshire's economic vision is: ***"To promote greater economic wellbeing in South Derbyshire, in order that it becomes a healthier, more prosperous and safer place to live with better jobs and prospects for local people and businesses."***

4.42 This will be implemented through three key objectives:

- Raising productivity by enabling people and business in South Derbyshire to become more competitive and innovative.
- Ensuring sustainability by providing the infrastructure for businesses and communities to thrive in South Derbyshire
- Achieving equality by helping people in South Derbyshire to realise their full potential

4.43 These objectives will be achieved through the pursuit of the following "ambitions":

- Raising skill levels, promoting a culture of learning and improving training facilities
- Attracting inward investment and encouraging reinvestment by existing businesses
- Developing tourism and the woodland economy, maximising the potential of The National Forest to address rural issues
- Providing business support and innovation assistance, particularly in key growth sectors

- Improving accessibility to opportunities, particularly employment and training
- Providing sites and premises for future employment needs, co-ordinating provision with transport and other infrastructure
- Continuing the revival of Swadlincote town centre as a service centre and focus for the community and visitors.
- Overcoming employability barriers to entering the workforce, particularly among people facing multiple challenges and
- Raising aspirations and expectations, particularly amongst young people.

4.44 The District Council will contribute to the objectives set out for tourism in The National Forest Strategy 2004-14 and **Vision and Action Plan for Sustainable Tourism in The National Forest** (2009). For further information, reference should be made to the Council's Economic Development Statement, 2013.

Policy S5 Employment Land Need

Provision across a range of sites, including allocations, will be made for the development of a minimum 53 ha net additional land for industrial and business development in support of the Economic Strategies of the Council and the D2N2 Local Enterprise Partnership.

Explanation

4.45 The "Derby HMA Employment Land Review: Forecasts Update" provides the starting point for calculating the overall employment land requirement. This updates demand forecasts set out in the Derby Housing Market Area Employment Land Review, published in 2008, taking account of economic changes and population growth assumptions using a range of forecast approaches It is considered by the HMA authorities that the most appropriate methodology for determining the overall employment land requirement for the HMA is the "policy-on labour supply scenario". This takes ONS figures for jobs growth in the area and adjusts them to take account of the HMA housing growth target.

4.46 It has been calculated that there is a need for 276 ha to meet B1, B2 and B8 employment land needs across the HMA during the plan period, including compensation for anticipated losses of established employment land and premises.

4.47 This requirement has been divided between 3 areas; the Derby Urban Area – Derby City and development adjacent but outside the City boundary, the remainder of South Derbyshire and the remainder of Amber Valley. It has been split on a proportionate basis, reflecting the distribution of new housing development between these areas.

4.48 On this basis, the requirement for each area is as follows:

Table 2: Employment land requirement

Area	% of Housing Growth	Employment Land Need 2008 - 2028	Developed 2008 - 2011	Outstanding Requirements 2011 - 2028
Derby Urban Area	55.8	154 ha		
Remainder of Amber Valley	25.1	69 ha		
Remainder of South Derbyshire	19.1	53 ha	10.73ha	42.27ha
TOTAL		**276 ha**		

4.49 The March 2014 housing sensitivity analysis resulted in an upward revision of the housing target and subsequent adjustments to the split of the housing between the three areas. However, the HMA local authorities concluded that any resultant change to the extent of the employment land requirement across the HMA as a whole and within each of the three areas would be negligible in scale. Therefore, no further adjustments have been made.

4.50 In the "Remainder of South Derbyshire" area, development completed between 2008 and the Local Plan base date of 2011 measured 10.73 ha. Deducting this from the overall requirement of 53 ha leaves a total of 42.27 ha to be developed during the plan period. Details of employment land allocations can be seen in Chapter 6.

Sustainable Access

4.51 Accessibility is essential to meeting economic, educational, social and leisure needs. Measures to maximise accessibility must seek to minimise detrimental impacts on the environment, amenity, safety and the efficient operation of transport infrastructure and services whilst encouraging healthy lifestyles.

4.52 Growing reliance upon the private car has given rise to highway congestion; increased air pollution; reduced physical activity; community severance and other detrimental impacts. The NPPF indicates that planning should seek to reduce the need to travel and encourage modal shift away from the use of cars and heavy goods vehicles towards public transport, cycling, walking and rail freight. The objectives of transport policy are to support economic growth and reductions in greenhouse gas emissions and congestion.

4.53 The goals of the Derbyshire Local Transport Plan are to support a resilient local economy, tackle climate change, contribute to better safety, security and health, promote equality of opportunity, improve quality of life and promote a healthy natural environment. Key priorities include efficient transport network management, improved local accessibility and healthier travel habits, better safety and security and the provision of new infrastructure. This policy will assist in the achievement of these goals within South Derbyshire.

Policy S6 Sustainable Access

A The **Council will seek to:**

i) minimise the need to travel;

ii) make the most efficient use of transport infrastructure and services;

iii) encourage modal shift away from the private car and road based freight toward walking, cycling, public transport and rail freight; and

iv) support transport measures that address accessibility, safety, amenity, health, social, environmental and economic needs, both current and forecast.

B This will be achieved by seeking:

i) patterns of development that enable travelling distances to be minimised and that make best use of existing transport infrastructure and services;

ii) the provision of new or enhanced walking, cycling, public transport and rail freight services and infrastructure and, where needs cannot be met by the aforementioned means, highway and car/lorry parking infrastructure; and

iii) the use of promotional measures and improved communication to encourage sustainable travel.

Explanation

4.54 The above policy sets out the overarching strategy for achieving sustainable accessibility in the District through the land use strategy and transport measures. The detail of how this policy will be implemented is set out in policies contained in the Infrastructure Chapter.

Retail

4.55 Town centres provide a broad range of facilities, services and employment opportunities and are a focus for the community and public transport. They play a key role in helping achieve sustainable development by becoming the focus for new development that encourages both urban regeneration and multi-purpose shopping and leisure trips, which directly help to reduce the number and length of car-borne journeys.

4.56 Swadlincote town centre has undergone significant streetscape investment in recent years. This, combined with the private investment at Morrisons, 'The Pipeworks' and the extension at Sainsbury's supermarket has improved Swadlincote's retail and leisure offer.

4.57 The second largest shopping area within the district is Melbourne which serves a local catchment area, primarily for convenience goods.

4.58 In addition the district also contains local centres at Church Gresley, Hilton, Newhall and Woodville serving their immediate communities with a range of retail facilities.

Policy S7 Retail

The role of Swadlincote Town Centre will be supported and enhanced where possible. A Town Centre boundary shall be established through Part 2 of the Local Plan alongside considering the role of the other retail provision in the District.

The urban extensions to Derby City will be expected to include some retail provision on site that is appropriate to the size of the development and will not be detrimental to existing retail provision.

Explanation

4.59 The Council will continue to develop Swadlincote Town Centre and retain provision within the District.

4.60 The Council will work with developers to ensure sufficient retail provision is provided to support urban extensions to Derby City, without detriment to existing retail provision.

Green Belt

4.61 The southern part of the Nottingham –Derby Green Belt (1,705.9 ha) lies within South Derbyshire's administrative boundary and covers the

north east corner of the District covering the villages of Elvaston, Thulston, Ambaston and to the edge of Shardlow. The Nottingham – Derby Green Belt surrounds the city of Nottingham to prevent it from merging with Derby City and also surrounding towns and villages merging.

4.62 The Burton – Swadlincote Green Belt (686ha) covers the area in between the two towns and prevents Burton upon Trent from merging with Swadlincote. The area covers predominantly greenfield land with some built up ribbon development at Stanton along the A444 and Bretby along the A511.

Policy S8 Green Belt

The principal, general extent and permanence of the Nottingham-Derby Green Belt and Burton – Swadlincote Green Belt within South Derbyshire is supported and maintained. Measures to improve public access to the Green Belts and improve connectivity to the built up areas adjacent to the Green Belts will be encouraged.

There is a presumption against inappropriate development within the Green Belt and development proposals received within the Green Belt will be assessed against national policy.

To better reflect Green Belt in the Boulton Moor area due to the development of the A6 spur and A50 the following alterations to the Nottingham - Derby Green Belt are to be made:

i) a triangular parcel of land measuring around 12.5 hectares immediately to the east of the A6 and south west of Thulston, will be included within the Green Belt

ii) an area of 11.5 hectares of land to the north of Shardlow Road and to the west of the A6 Alvaston by-pass, shall be deleted from the Green Belt

In addition, Green Belt boundaries will be reviewed through the Local Plan Part 2, to amend any existing anomalies since the adoption of the Green Belt.

Explanation

4.63 The Green Belt is a long established and successful planning tool, which prevents the coalescence of Derby and Nottingham cities and also that of Burton upon Trent with Swadlincote.

4.64 The southern part of the Nottingham – Derby Green Belt lies within South Derbyshire's administrative boundary and covers the north east

corner of the District, covering the villages of Elvaston, Thulston, Ambaston and to the edge of Shardlow. The Nottingham – Derby Green Belt surrounds the city of Nottingham to prevent it from merging with Derby City and prevents surrounding towns and villages from merging.

4.65 The Burton – Swadlincote Green Belt covers the area between the two towns and prevents Burton upon Trent from merging with Swadlincote. The area covers predominantly greenfield land with some built up ribbon development at Stanton along the A444 and Bretby along the A511.

4.66 In accordance with the National Planning Policy Framework (NPPF) the Council is committed to protecting Green Belt land, unless exceptional circumstances can be demonstrated.

4.67 In 2012 a technical assessment of the Nottingham – Derby Green Belt was undertaken by South Derbyshire District Council, Amber Valley Borough Council, Derby City Council, Derbyshire County Council and Erewash Borough Council. The assessment considered the area of Green Belt within South Derbyshire and provides the rationale for the Green Belt alterations.

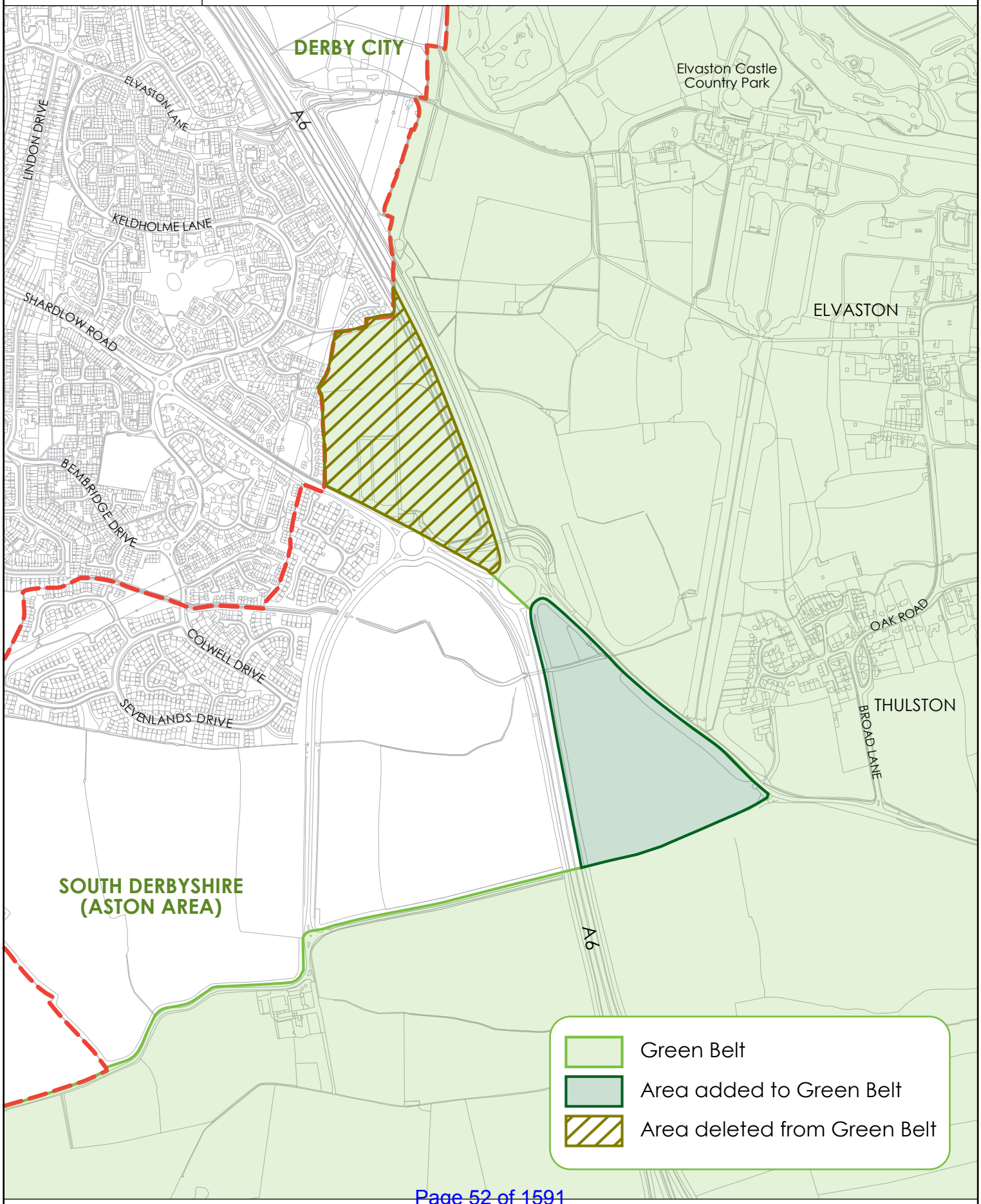
4.68 The study concluded that there may be opportunity to amend the Green Belt boundary specifically in the Boulton Moor area, due to the construction of the A50 and A6. The study states that these roads now form a physical feature on the landscape and an area bounded by London Road and the A6 spur appears land locked and no longer contributes to the openness of the Green Belt. In addition, an area of land south west of Thulston now appears to perform a Green Belt role and could be incorporated into it. The change will increase the amount of Green Belt within the District.

4.69 The area to be included within the Green Belt (east of the A6 and south west of Thulston) is part of housing allocation H13. The Green Belt land will form the open space including formal playing pitches associated with the housing development at Boulton Moor.

4. 70 In addition, the NPPF seeks to enhance the beneficial use of the Green Belt. Measures to improve public access to the Green Belt will help achieve this.

South Derbyshire District Council

Policy S8: Green Belt



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5 Housing

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HOUSING

Introduction

5.1 The scale and distribution of housing growth within the District from 2011 to 2028 is a key policy area, with resulting implications for other policy areas in the Local Plan. As a fast growing District, housing in South Derbyshire is in high demand and the policies below seek to ensure that new housing is delivered whilst balancing the needs of existing and future residents in terms of accessibility to jobs and services.

5.2 The housing site policies within this chapter include site specific requirements, individual to the particular site to which the policy refers. Each housing site allocation included in this Local Plan will be subject to the normal process of granting of planning permission and the necessary conditions and planning obligations. Whilst not all possible contributions are listed, in the specifics of a policy, such contributions as education, transport and health would be expected, as would be the case for any such planning application, whether the site be allocated in the Local Plan or not.

5.3 Each of the housing site allocations are shown on a map alongside the policy. The site boundary indicated on the maps illustrates the full site, not just the developable area. As such landscaping, additional buffers, open space and roads will be included within the site area shown.

5.4 It is a requirement of the NPPF that the expected supply of market and affordable housing is set out in a housing trajectory for the plan period. In order that this can be kept up to date, it will be published in a housing supply paper rather than as part of this Plan.

Housing Distribution

Around Swadlincote and the Villages

5.5 Swadlincote is the largest urban area within South Derbyshire and in order to support the continuing revival of the town and achieve regeneration on brownfield land there is a need to accommodate further housing growth, specifically for Swadlincote.

5.6 Alongside Swadlincote, it is also important to support strategic development in some key villages in South Derbyshire where this would deliver distinct benefits to those communities and support new and existing services and facilities.

5.7 The following table shows the land supply currently within the Swadlincote and Villages area including the Local Plan allocations. Information regarding land supply including detailed information will

be updated through a 5 year housing land supply paper[1] which is published on the Council's website.

Table 3: Land supply within Swadlincote and Villages area

STRATEGIC SITE ALLOCATIONS - SWADLINCOTE & VILLAGES	No. of Dwellings
Land north of William Nadin Way/West of Depot	600
Land in the vicinity of Church Street/Bridge Street and Moat Street	350
Broomy Farm	400
Depot housing site, Darklands Road, Swadlincote	158*
Drakelow Power Station, Drakelow	2,239 (1)
Land off The Mease, Hilton	485*
Former Aston Hall Hospital	74*
Land off Longlands, Repton	124* (2)
Willington Road, Etwall	199*
Land to the north east of Hatton	400
OTHER	
Part 2 allocations	600
Windfalls	450

Notes:
(1) Around 1,200 dwellings are expected to be built out during Plan Period.
* Dwelling numbers changed on allocated land through planning applications from submitted Plan.

Fringes of the Derby Urban Area

5.8 A large part of the northern boundary of the District adjoins Derby City which offers many services and facilities including transport infrastructure. In considering future locations for housing growth, the sustainability of Derby City was a factor to consider alongside the need for South Derbyshire to provide homes to ensure that Derby City meets its assessed housing needs.

5.9 Aligned working with Derby City has allowed Derby wide urban area impacts to be considered and appropriate cross boundary sites to be brought forward.

5.10 In general, our transport assessment work indicates that road congestion around the City is a key issue, and it will be important to mitigate the effects of development so far as possible. Although development in all locations poses problems in this regard, there is greater potential for serving major new development by a choice of modes of transport, particularly to the south and south east of the City. Bus patronage in particular appears to be much more difficult to achieve on sites to the west of the A38.

5.11 The impact on the trunk road network is also a key concern and development to the west of the A38 is likely to cause significant problems in terms of traffic which is likely to seek to cross it. In this regard, the Highways Agency remains concerned over additional development in this area in advance of the implementation of grade separation improvements to key junctions on the A38. Whilst trunk road and local highway concerns to the south and south east of the city are serious issues too, the strategic site development options proposed in this Plan will be supported by considerable new infrastructure which, over the wider network as a whole, will largely mitigate the effects of accommodating the scale of development proposed.

5.12 In particular, a new 'South Derby Integrated Transport Link' is proposed, connecting a new road (already committed) providing access to the Derby Global Technology Park (the 'T12 road') to Stenson Road at Stenson Fields. This will be sufficient to largely mitigate the effects of development proposed at Sinfin/Stenson Fields, and provide the optimum solution in managing traffic over the road network in southern Derby as a whole.

5.13 The availability and scope for providing new secondary school places through extensions will not be sufficient to cater for the projected pupil numbers arising from the scale of development proposed.

5.14 School Place planning work undertaken jointly with Derbyshire County Council and Derby City Education Authorities and also local schools shows that at least one new secondary school is required. The Council's work with the County and City is on-going and potential locations are in the process of being filtered down to the most appropri-ate location. Funding options are also being considered. The loca-tion of the new secondary school will be identified in the Local Plan Part 2. Information will be updated through the Education position paper on the Council's website.

5.15 Development to the south and south east of the City is also capable of being contained within firm southerly defensible boundaries offered by the A50 where the landscape is better able to accommodate major development, in contrast to some areas further west which would result in more obvious intrusions into attractive open countryside.

5.16 Accordingly the following sites/broad locations are identified for development and are each shown on an individual map.

[1] *The 5 year housing land supply paper can be viewed at* www.south-derbys.gov.uk

Table 4: Land supply on the Derby Urban Edge

SITES	No. of Dwellings
Highfields Farm	1040*
Boulton Moor (Phase 1, 2 and 3)	1,950
Chellaston Fields	500
Wragley Way	1,950 (1)
Primula Way, Sunny Hill	500
Holmleigh Way, Chellaston	120*
Hackwood Farm	290
Land west of Mickleover	1,650 (2)

Notes:
(1) Around 1,000 dwellings are expected to be built out during Plan Period.
(2) Around 1,400 dwellings are expected to be built out during Plan Period.
* Dwelling numbers changed on allocated land through planning applications from submitted Plan.

The Settlement Hierarchy

5.17 The overall strategy for the distribution of housing for the period of this Plan is led by allocations that will be made through both parts of the Plan. However, it is accepted and in line with the NPPF that other sites will need to be considered throughout the lifetime of the Plan and Policy H1 will ensure that development is directed towards the more sustainable settlements.

5.18 The settlement boundaries will be reviewed through Part 2 of the Plan as many will need re-drawing due to growth that has either taken place or is expected to take place through the allocations made (in both parts of the Plan). It does not mean that any new opportunities that arise will not be considered by the Council but the intention is to manage development within the District.

Policy H1 Settlement Hierarchy

The Settlement Hierarchy is based on the range of services and facilities that are offered by each settlement. The level of development for each settlement will be of a scale appropriate to the size and role of that settlement. As planning applications are received the merits of each individual site will be assessed through the Development Management process.

The distribution of new development outside of allocations over the period of this Plan will be in accordance with the Settlement Hierarchy below:

1 Urban Areas – the urban areas of Swadlincote including Woodville, adjacent to Derby and adjacent to Burton upon Trent

2 Key Service Villages

Aston on Trent	Etwall
Hatton	Hilton
Melbourne	Overseal
Repton	Shardlow
Willington	Linton

For the above two tiers, development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 25 dwellings.

3 Local Service Villages

Coton in the Elms	Findern
Hartshorne	Mount Pleasant
Netherseal	Newton Solney
Rosliston	Ticknall
Weston on Trent	

For the above tier, development of sites within the settlement boundary will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 15 dwellings.

4 Rural Villages

Ambaston	Barrow upon Trent
Bretby	Burnaston
Cauldwell	Church Broughton
Coton Park	Dalbury
Drakelow Village	Egginton
Elvaston	Foremark
Foston	Ingleby
Kings Newton	Lees
Long Lane	Lullington
Marston on Dove	Milton
Radbourne	Scropton
Smisby	Stanton
Stanton by Bridge	Sutton on the Hill
Swarkestone	Thulston
Trusley	Twyford
Walton on Trent	

For the above tier development of a limited nature will be allowed

i. within the settlement boundary where applicable or adjacent to as a exceptions or cross subsidy site as long as not greater than 15 dwellings.
ii. Or of limited infill and conversions of existing buildings where no settlement boundary.

5 Rural Areas – areas outside of the defined settlements listed above.

Due to the lack of services and facilities and defined settlement boundaries, only development of limited infill and conversions of existing buildings will be acceptable.

Explanation

5.19 Once strategic and smaller scale development sites have been allocated, the hierarchy will provide the basis for assessing planning applications for development on unforeseen 'windfall' sites.

5.20 Careful and on-going monitoring of changes in services and facilities will be undertaken and, where necessary, adjustments will be made to the hierarchy in future reviews of the Plan.

5.21 In line with the hierarchy, the Strategy directs larger development sites to those areas which offer a degree of self-containment in terms of availability of everyday services and facilities. In particular, priority is afforded to those places which are served by high quality public transport services offering sustainable travel at frequent intervals throughout the day and evening to employment and higher order service destinations. Similarly, the availability of a convenience shop offering a range of day-to-day goods, combined with other community and civic facilities are recognised as being essential Ingredients to sustainable communities.

Housing Site Policies

Policy H2: Land north of William Nadin Way, Swadlincote

5.22 The site consists of three housing parcels on land to the west of Swadlincote which fall within the area from Park Road in the west, to the current Council Depot in the east and south to William Nadin Way. A golf course and driving range is currently under construction on the central part of the wider area. On the north and east boundaries of the site lies residential development and employment development lies beyond William Nadin Way on the southern boundary of the site.

5.23 The site represents former mineral workings and is now classed as greenfield land. There is some landfill on part of the site. The site lies within the National Forest.

5.24 Access to the site will be off William Nadin Way for the parcel of land to the east of the site and Park Road for the other two parcels of land

to the north east and west of the site. The site is likely to be phased with the largest parcel of land, to the east of the site, to come forward first.

5.25 Swadlincote town centre is less than 2km away to the east and as such the site is accessible to a range of shops, services and community facilities, public transport as well as employment opportunities across Swadlincote.

POLICY:

A Residential development on Land north of William Nadin Way, Swadlincote for around 600 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) Consider the site holistically with other development and open space enhancement opportunities;

ii) A mix of dwelling types shall be provided across the three parcels of land which complement each other;

iii) The provision of recreational and community facilities;

iv) The presence of Coal Mining Legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;

v) An appropriate buffer in agreement with the Council to be placed around the Breach Ley Farm Meadow County Wildlife Site;

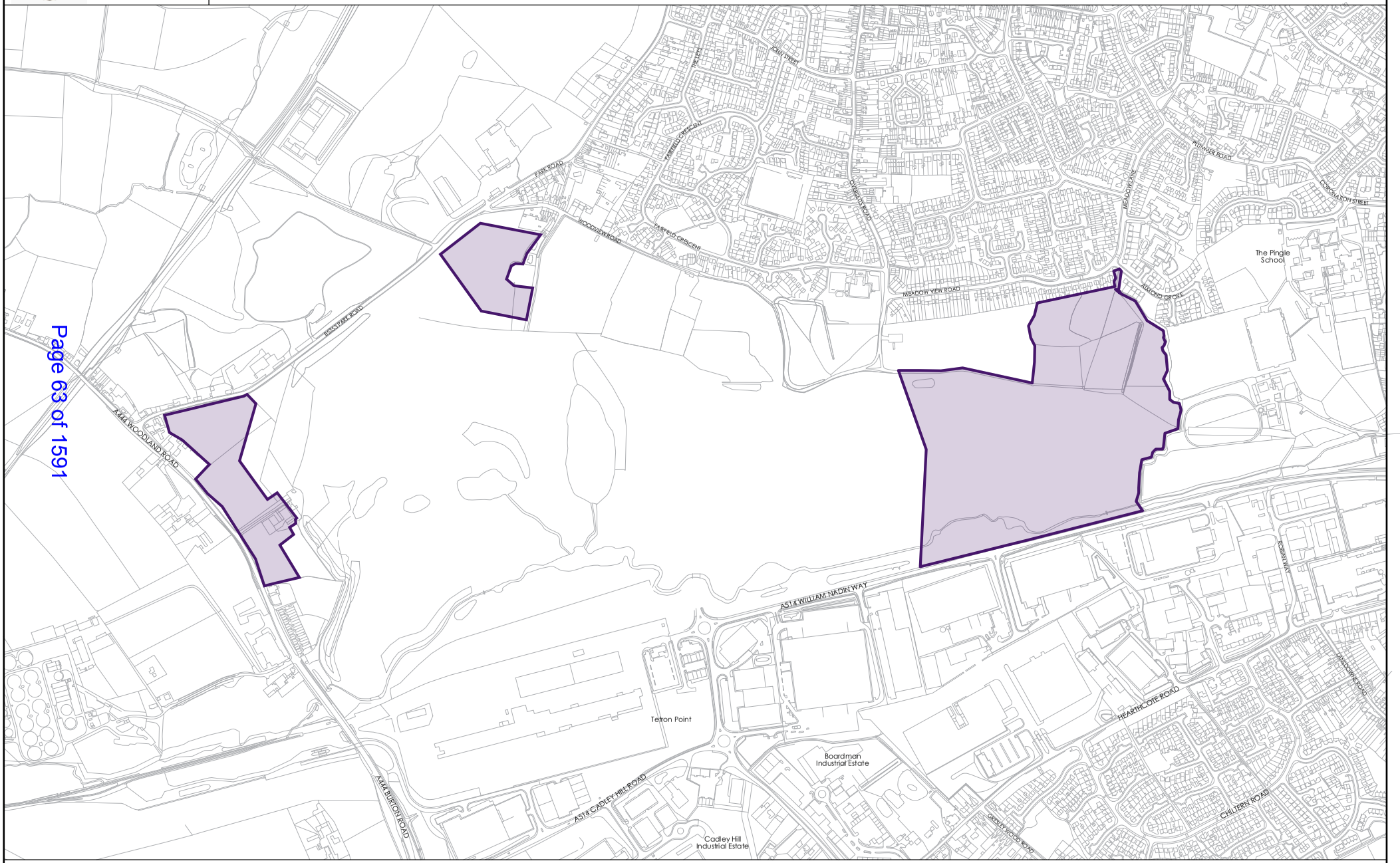
vi) An appropriate easement along watercourses on the site free of built development;

vii) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route.

viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.

South Derbyshire District Council

Housing Policy 2: Land North of William Nadin Way, Swadlincote



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NORTH

Policy H3: Land at Church Street/Bridge Street/Football club site, Church Gresley

5.26 This location is made up of three sites. The principal site lies adjacent to Church Gresley, is a greenfield site and is contained by residential development on the north and east boundary of the site and National Forest Planting (Church Gresley Wood) to the south and west of the site. The smaller site lies in close proximity to the principal site and is also adjacent to the built up area of Church Gresley. The site is vacant brownfield land that was formally a pottery. The existing football ground lies to the north of the principal site and is currently used by Gresley FC.

5.27 Swadlincote Town Centre is 2km to the north; the A444 lies to the west and the A514 and A511 to the east. The sites are accessible to a range of shops, services and community facilities including St George's Primary School. Additional land for the extension to St George's Primary school will be secured through the development of the principal site. The development of the wider location offers the opportunity to provide for an extension to St George's Primary School and a replacement football club for Gresley FC on the smaller site (Bridge Street), as they have outgrown their current premises. All the sites lie within the National Forest.

5.28 Access to the principal site is expected to be from Rockcliffe Close and access to the smaller site for the proposed replacement football ground will be from Bridge Street.

POLICY:

A Residential development on Land at Church Street/Bridge Street/ Football club site, Church Gresley for around 350 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) Developer contributions for additional land to enable an extension to St George's Primary School;

ii) Residential development of the Moat Street site will only be permitted when the provision of an appropriate replacement facility site has been secured;

iii) Measures will be used to protect the separate identity of Albert Village and the amenity of nearby occupiers by mitigating against undue adverse visual impacts;

iv) Access points to serve the sites shall be developed

appropriately;

a) Principal Church Street site – access to be from Rockcliffe Close;

b) Bridge Street proposed football club site – access from Bridge Street;

c) Existing Gresley FC site – access from Moat Street;

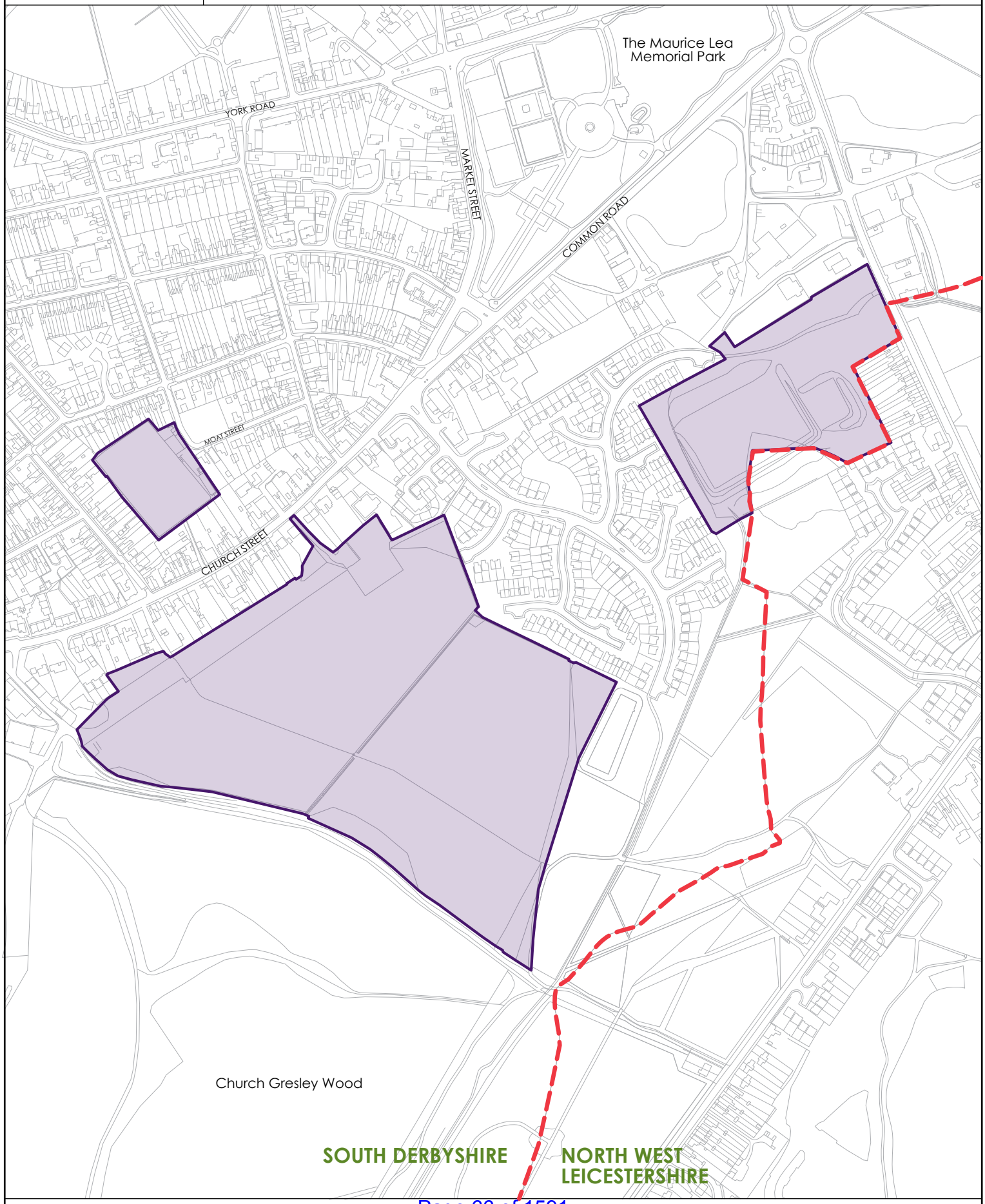
v) The presence of coal mining legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;

vi) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route and the CONKERS circuit.

vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.

South Derbyshire District Council

Housing Policy 3: Land at Church Street/Bridge Street/Football Club Site, Church Gresley



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NORTH

Policy H4: Land at Broomy Farm, Woodville

5.29 Land at Broomy Farm lies adjacent to the built up area of Midway and Woodville. The site falls across the Hartshorne and Woodville Parish areas. The site sits behind Granville secondary school. The site currently comprises agricultural fields that are interspersed with hedgerows and trees along the boundaries. Within the western part of the site there is a disused railway cutting. The site lies within the National Forest.

5.30 Development of the site would form an infill of the area between Woodville and Midway. The site is contained by development on the west, east and southern boundaries of the site and the countryside in-between Woodville and Hartshorne on the north eastern boundary which also contains buildings related to Broomy Furlong. A landscape buffer on this side of the site will help mitigate the development impact on the surrounding countryside and create a new defensible urban edge.

5.31 Swadlincote Town Centre is 2.6km away to the south west. Woodville provides a range of services and facilities accessible from the site.

5.32 Development of the site would generate additional traffic, which would need to be managed on the A514, the A511 and the Clock Island junction. Provision of a link road from the A514 to the A511 through the site will help mitigate the developments impact on the surrounding road network.

POLICY:

A Residential development on Land at Broomy Farm, Woodville for around 400 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) A significant green buffer and landscaping on the north east boundary of the site, to help soften the housing development impact on the surrounding rural landscape creating a new urban edge and linking into the surrounding green infrastructure;

ii) The provision of a road from the A514 to the A511 through the site, to help mitigate the development's impact on the surrounding road network and contributions toward any other means to mitigate the transport impact of the development. The road link will need to be designed appropriately to avoid the use of the road as a 'rat – run';

iii) **High quality pedestrian and cycle links shall be provided within the site and connecting to existing and proposed net works;**

iv) **A strategy to deal with foul water associated with site development to be submitted alongside any development proposal;**

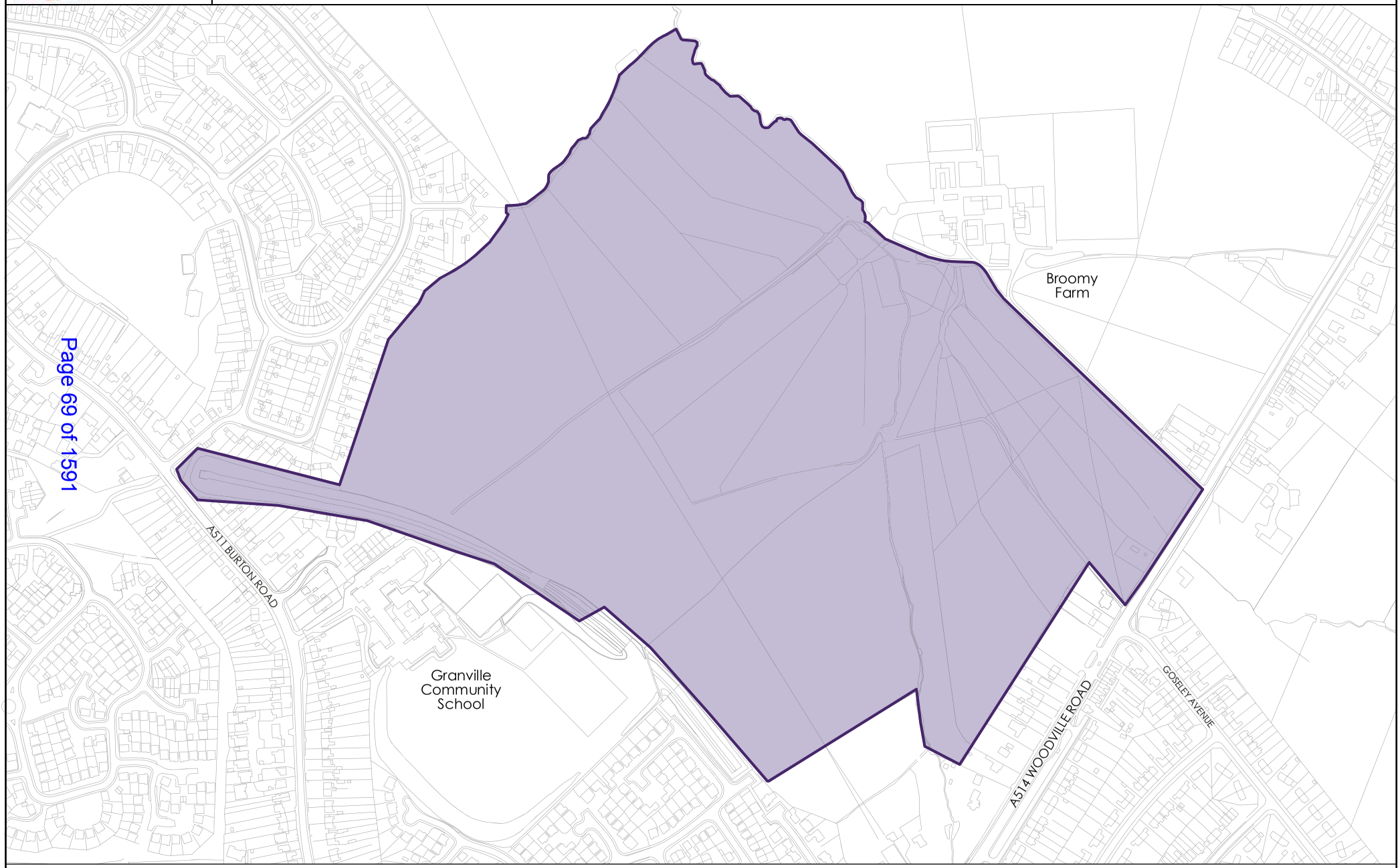
v) **Consideration of improvements in community facilities in the surrounding area;**

vi) **The hedgerow along the watercourse shall be retained where practicable and a significant buffer to the southern edge of the site shall be provided to help reduce the housing development landscape and visual amenity impacts from viewpoints to the south.**

vii) **Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**

South Derbyshire District Council

Housing Policy 4: Land at Broomy Farm, Woodville



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NORTH

Policy H5: Council Depot

5.33 The Council Depot lies to the north west of Swadlincote Town Centre and is well related to the built up area of Swadlincote. The site is accessible to a range of shops, services, community facilities, public transport as well as employment opportunities across Swadlincote. To the west of the housing is land to the north of William Nadin Way which is allocated for 600 dwellings.

POLICY:

A Residential development on land at the Council Depot for around 158 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) Landscape features of the site shall be retained;

ii) No development shall take place in areas of high flood risk around the Darklands Brook;

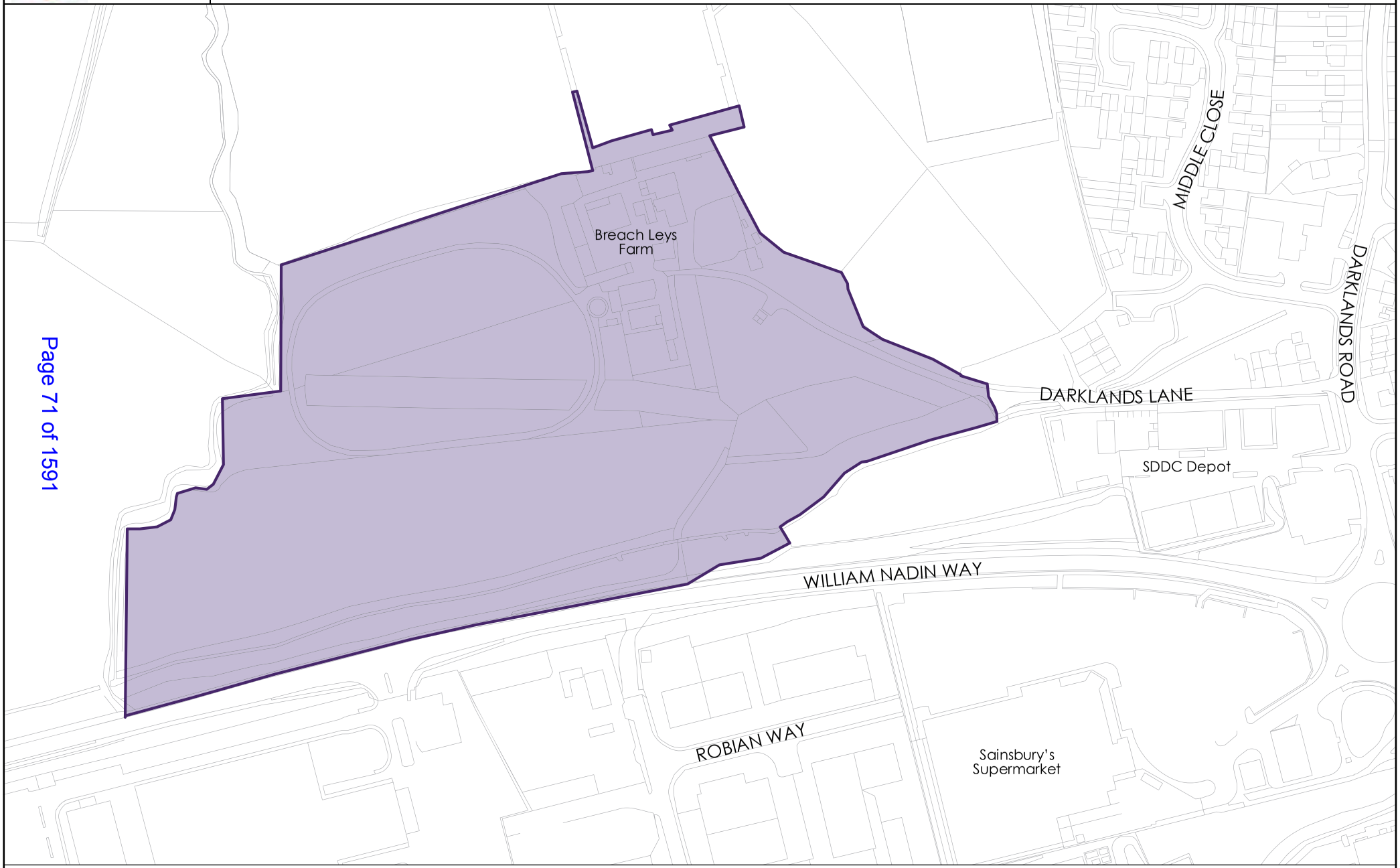
iii) The presence of Coal Mining Legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;

iv) High quality pedestrian and cycle links, including National Cycle Route 63, both within the site and connecting to surrounding networks.

v) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.

South Derbyshire District Council

Housing Policy 5: Council Depot, Swadlincote



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Policy H6: Drakelow Park

5.34 Drakelow Park, at the site of the former Drakelow Power Stations (A and B), is predominantly brownfield land which is to the south west of Burton on Trent in East Staffordshire and is approximately 3km away from Burton on Trent.

5.35 The site relates well to the existing urban area of Burton upon Trent. The development will be phased and it is crucial that a comprehensive approach to the delivery of the site is undertaken to ensure that infrastructure is delivered at the right time.

POLICY:

A Residential development on land at Drakelow Park, Drakelow for up to 2,239 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The provision of a 2 form entry primary school on site;

ii) In agreement with the Council, a restricted number of dwellings to be allowed prior to the opening of the Walton By-Pass;

iii) High quality pedestrian and cycle routes shall be provided both within the site and connecting to existing and proposed networks;

iv) The provision of one or two local retail centres commensurate with the size of the development to provide for the day to day needs of the wider neighbourhood. The local centres should be the focal points within the development as a whole;

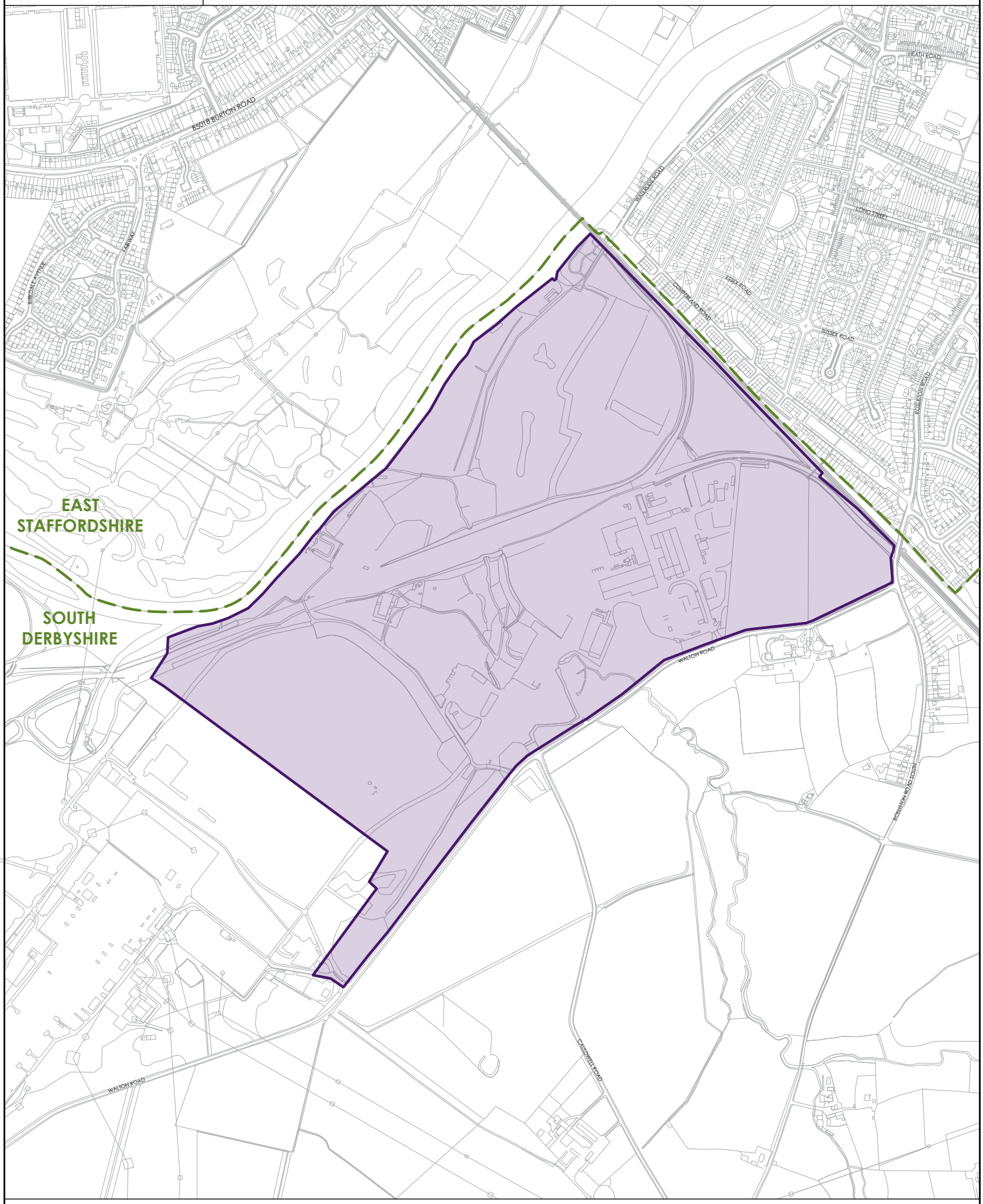
v) The refurbishment of the listed buildings on the site and protection of their settings;

vi) Retain and enhance areas of existing woodland on site to help integrate development into the wider landscape.

vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.

South Derbyshire District Council

Housing Policy 6: Drakelow Park, Drakelow



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NORTH

Policy H7: Land at Hilton Depot, Hilton

5.36 Land at Hilton Depot, Hilton lies to the south of Hilton. Hilton has seen considerable growth over the last 15 years due to the availability of brownfield land, its location close to Derby City and the strategic road networks of the A50 and A38.

5.37 The site is predominantly brownfield land and is adjacent to the built up area of Hilton. The site is contained by the railway line to the south of the site. Access to the site will be from The Mease using existing access points.

5.38 The site is predominantly used as an employment site for storage purposes and was allocated in the adopted Local Plan (1998) for industrial and business use redevelopment. The buildings on the site are beyond their expected life span having been built when the site was used for Ministry of Defence purposes. The nature of the buildings means that there is a low density of employment provision. This site offers an opportunity to provide for a suitably located new primary school and also create additional jobs within Hilton for new and existing residents.

5.39 Parts of the site currently lie within areas at a higher risk of flooding, although works around Scropton, Hatton and Egginton will redefine the actual flood risk locally. The site's location, its predominantly previously developed nature and the wider sustainable community benefits of the new primary school and the potential for additional jobs are seen as been widely beneficial to Hilton.

POLICY:

A Residential development on land at Hilton Depot, Hilton for around 485 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The provision of a primary school on site to address the capacity issues of current primary school provision within Hilton;

ii) Consideration will be given to retail and other service provision on the site;

iii) Consideration will be given to community facilities in Hilton that require a new building or enhancement;

vi) Provision will be made for high quality cycle and pedestrian access both within the site and linking to

existing networks;

v) Development proposals will need to be supported by an appropriate Flood Risk Assessment;

vi) Retain existing woodland and deliver additional planting and habitat creation to screen the site from the south and west, with these areas being opened up for public access wherever possible;

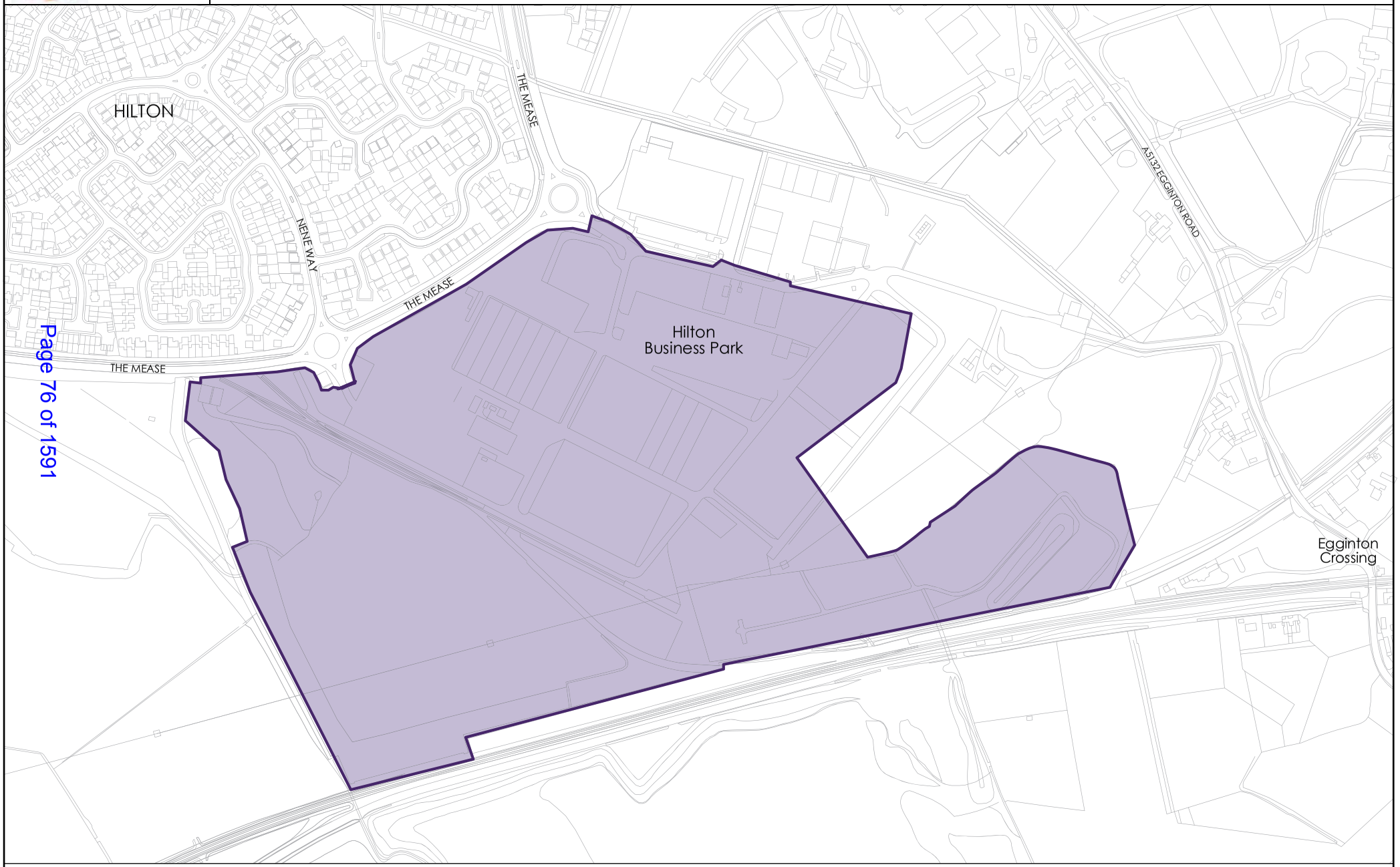
vii) Development should reflect the location of Egginton Junction Gravel Pit County Wildlife Site and should, where possible enhance nature conservation interests of that site;

viii) The opening up of an existing culvert through the site and the creation of appropriate easements along watercourses on the site, free of built development.

ix) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.

South Derbyshire District Council

Housing Policy 7: Land at Hilton Depot, Hilton



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NORTH

Policy H8: Former Aston Hall Hospital, Aston on Trent

5.40 Land at former Aston Hall Hospital lies to the south of Aston on Trent but is within the Parish of Weston on Trent. The site is on the remaining land of the former Aston Hall Hospital site which still contains some buildings. Part of the site has already been developed for housing in the late 1990s.

5.41 The site is contained by existing residential development on the north of the site and woodland to the east and west of the site.

5.42 Aston on Trent is rich in character. There are no historic assets on the site, however Aston Hall a grade II* listed building is situated to the north of the site. A County Wildlife site lies to the west of the site. Careful design of the site will ensure that housing development reflects the character of Aston on Trent, the surrounding landscape and any potential impact on the County Wildlife site.

5.43 Housing development will help regenerate the site, addressing local issues with the site currently being derelict. It is anticipated that a Care Village (permission granted previously) will be provided on site alongside the suggested houses, providing a mix of dwellings across the site.

POLICY:

A Residential development on Land at the Former Aston Hall Hospital, Aston for around 74 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The development will embrace high quality design standards to reflect the character of Aston on Trent and the surrounding landscape;

ii) Existing woodland areas along the north east and west of the site will be retained, enhanced and appropriate public access provided;

iii) The development shall not adversely local townscape;

iv) Consideration of improvements to community facilities for Aston on Trent;

v) A green buffer and landscaping on the southern boundary of the site to help soften the housing development's impact on the surrounding rural landscape;

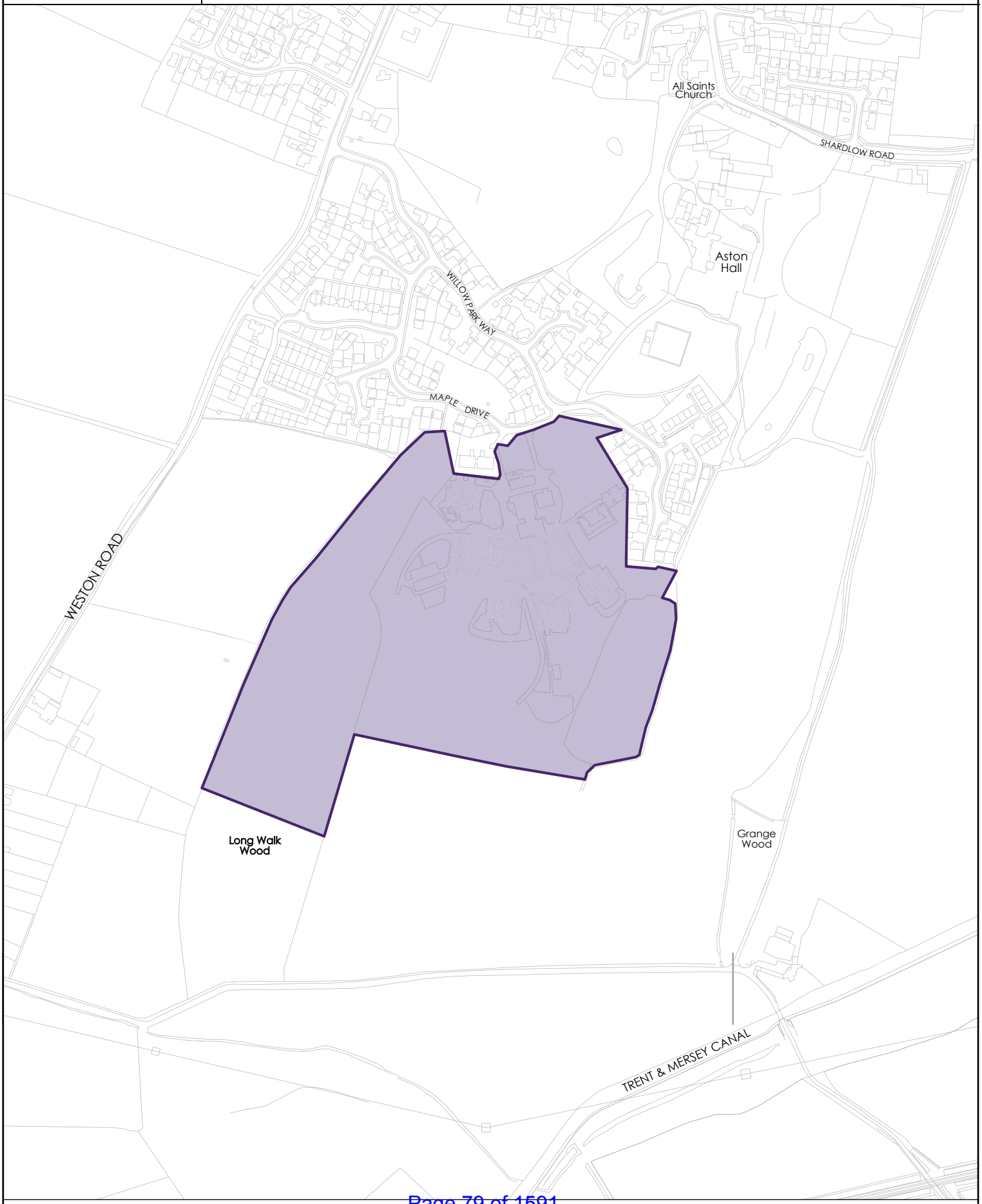
vi) High quality pedestrian and cycle links both within the site and connecting to adjacent development;

vii) **The development shall protect and enhance the setting of heritage assets.**

viii) **Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**

South Derbyshire District Council

Housing Policy 8: Former Aston Hall Hospital, Aston on Trent



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NORTH

Policy H9: Land at Longlands, Repton

5.44 Land at Longlands lies to the south east of Repton. The site relates well to the existing built development, but open countryside bounds the eastern and southern edge of the site due to its location at the edge of the village. A green buffer and landscaping along the eastern boundary of the site will help soften the housing development against the rural landscape.

5.45 Repton is rural in nature and rich in character. There is archaeological potential and a pillbox (non-designated heritage asset) on the site. There are no designated historic assets on the site, but there are a number of Listed Buildings close by and Repton Conservation Area lies to the east of the site.

5.46 The site could be accessed from Mount Pleasant Road and/or Longlands and/or Milton Road.

5.47 The site will provide additional dwellings in a sought after sustainable settlement within South Derbyshire and will help to sustain Repton's service and facilities.

POLICY:

A Residential development on Land at Longlands, Repton for around 124 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The development shall reflect the historic character of the village, preserve Repton's landscape and townscape character, reflect local landform and be designed to minimise the effects on the local landscape;

ii) The eastern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and improve the existing south east edge of the village;

iii) Views of the church spire from the public footpath will need to be respected and preserved where possible;

iv) Consideration of improvements in community facilities for Repton;

v) Development of the site shall not adversely impact upon the setting of Repton Conservation Area and other designated and non designated heritage assets;

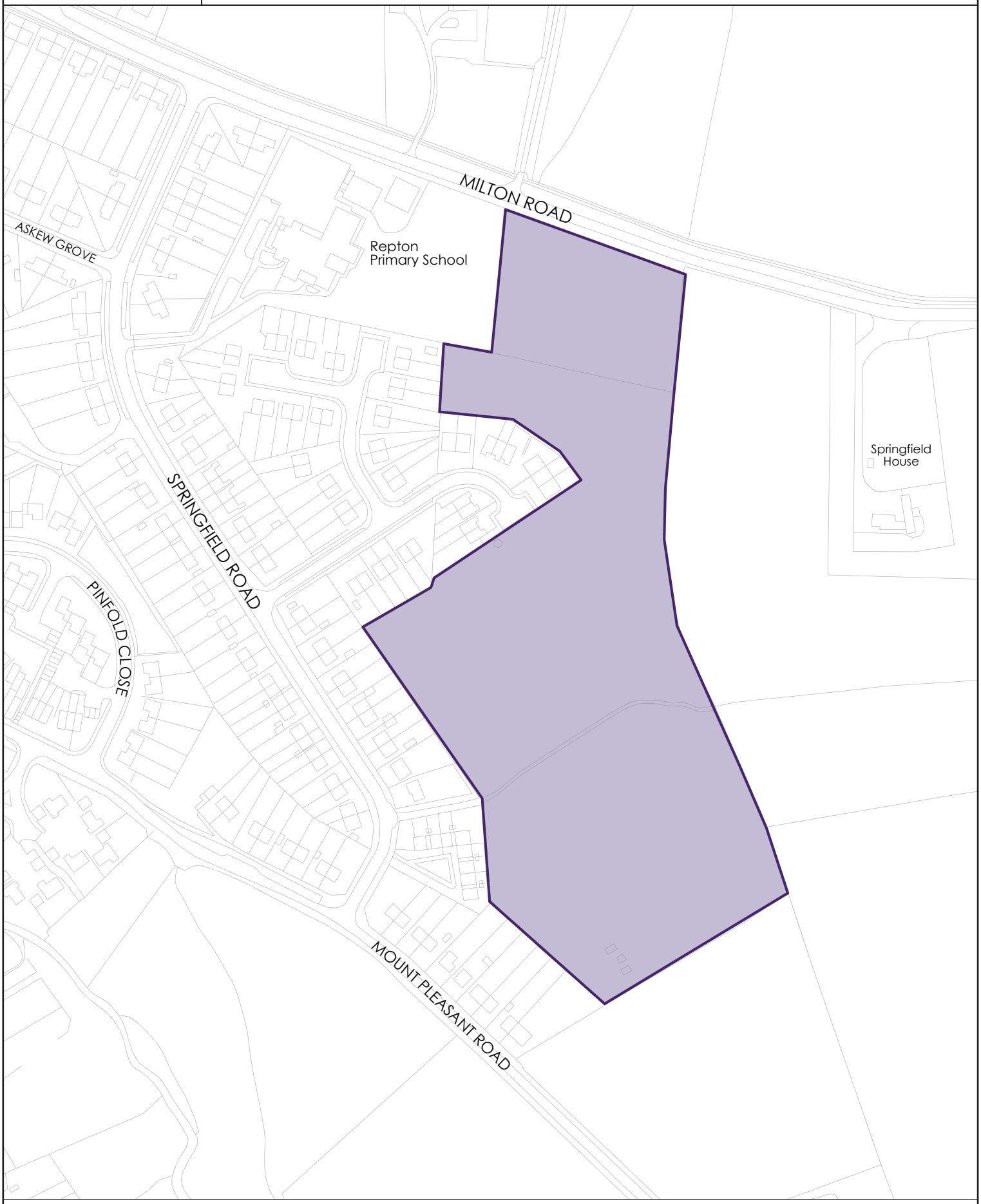
vi) **A strategy to deal with foul and surface water associated with site development to be submitted alongside any development proposal;**

vii) **High quality pedestrian links within the site and delivery of enhanced walking connections to the site along Milton Road and the public footpath.**

viii) **Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**

South Derbyshire District Council

Housing Policy 9: Land at Longlands, Repton



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NORTH

Policy H10: Land south of Willington Road, Etwall

5.48 Land to the south of Willington Road, lies to the south east of Etwall village and currently comprises agricultural fields. The site is adjacent to the built up area of Etwall and will be contained by Willington Road to the northeast of the site and by residential development to the west of the site. Etwall Village provides a range of services and facilities, including John Port Secondary School.

5.49 Land south of Willington Road will be accessed from Willington Road.

POLICY:

A Residential development on land at Willington Road, Etwall for around 199 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

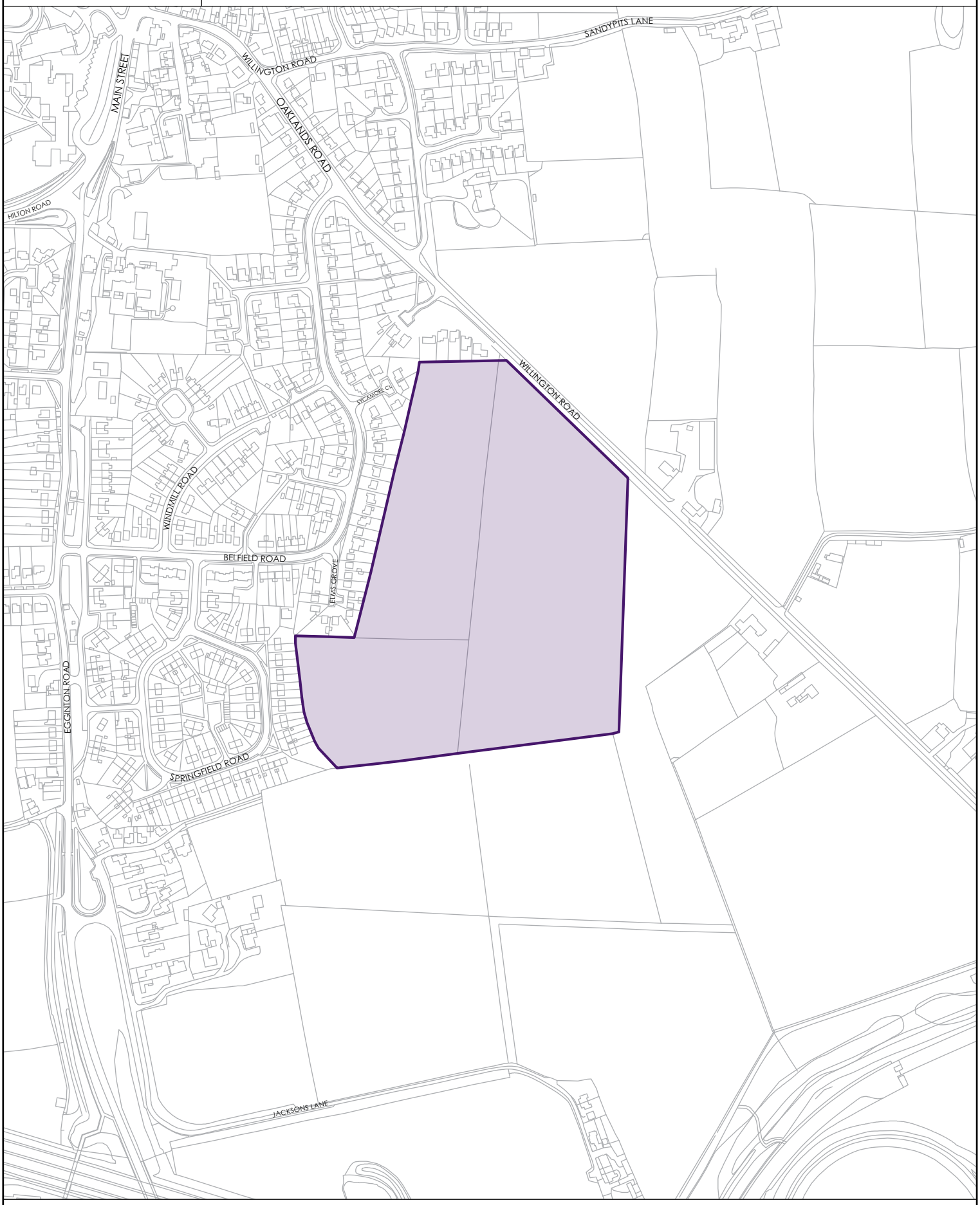
i) That the development shall not adversely affect the setting of Etwall Lodge;

ii) High quality pedestrian connections will be made from the site into the village of Etwall.

iii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.

South Derbyshire District Council

Housing Policy 10: Land south of Willington Road, Etwall



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NORTH

Policy H11: Land north east of Hatton

5.50 The site lies to the north east of Hatton. The site is well related to the existing development at Hatton. The A511 runs along the northern boundary of the site which accesses the A50 to the west, and residential development and the Salt Box Café lies along the western boundary of the site. The eastern boundary is open countryside with trees dotted along the boundary.

5.51 Hatton provides a range of services and facilities, including a train station. However, the nearest doctor's surgery is located at Tutbury, which lies within East Staffordshire. A development of this size will require the provision of additional services and facilities alongside existing, to cater for the housing development and increase the sustainability of the location.

5.52 The site currently lies within Flood Zone 3 which is classed as being at high risk of flooding although works around Scropton, Hatton and Egginton will redefine the actual flood risk locally. Development of the site would also assist in maintaining the flood defences at Hatton.

5.53 The site will be accessed from Derby Road and /or appropriate access off Station Road. However development of a new access to serve the manufacturing site to the south will provide a wider community benefit by removing some of the HGV traffic on Station Road.

POLICY:

A Residential development on land north east of Hatton for around 400 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) Retention of the existing trees on the eastern boundary of the site and landscaping to help soften the housing development on the surrounding landscape;

ii) The provision of high quality pedestrian and cycle links both within the site and connecting to established adjacent development to the south of the site;

iii) Consider additional retail provision on site, to help meet the needs of the site and provide further retail facilities for Hatton;

iv) Developer contributions will be made to maintain the flood alleviation works at the lower River Dove Catchment Area;

v) The provision of a doctor's surgery in Hatton will be considered;

vi) Ensure the provision of a combined access to the site and to a large manufacturing plant and nearby sewage treatment works. New road infrastructure should be designed to reflect and protect the amenity of existing and proposed residential properties;

vii) Developer contributions will be made towards the extension to Heathfields Primary School, Hatton to help address capacity issues at the school;

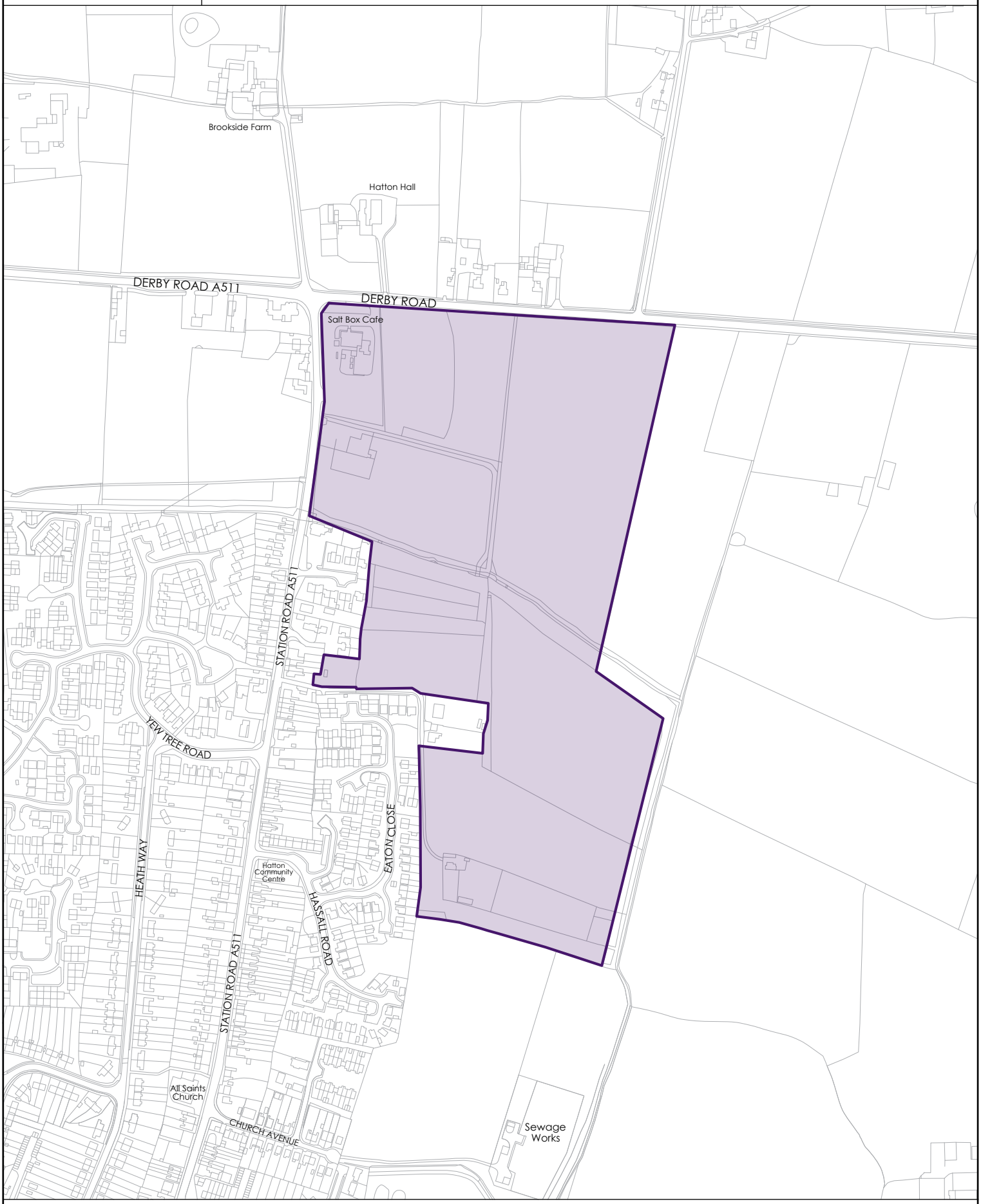
viii) An appropriate easement along watercourses on site that is free from built development;

ix) Consideration of heritage assets in the area.

x) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.

South Derbyshire District Council

Housing Policy 11: Land North East of Hatton



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NORTH

Policy H12: Highfields Farm

5.54 Highfields Farm is on the western edge of Littleover in South Derbyshire. The site is to the north east of the A38 junction with Rykneld Road/ Staker Lane and lies to the north of Findern. The site abuts the A5250/ Rykneld Road that provides access to the City Centre, Burton on Trent and the A50.

5.55 At the time of publication of the Draft Local Plan, the site had planning permission for up to 1,200 dwellings.

POLICY:

A Residential development on land at Highfields Farm for up to 1,041 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The provision of a single form entry primary school on site;

ii) The provision of a local centre commensurate with the size of the development to provide for day to day needs of the wider neighbourhood. The local centre should be the focal point within the development;

iii) The provision of a community centre;

iv) High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing and proposed residential development shall be provided;

v) The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the landscape;

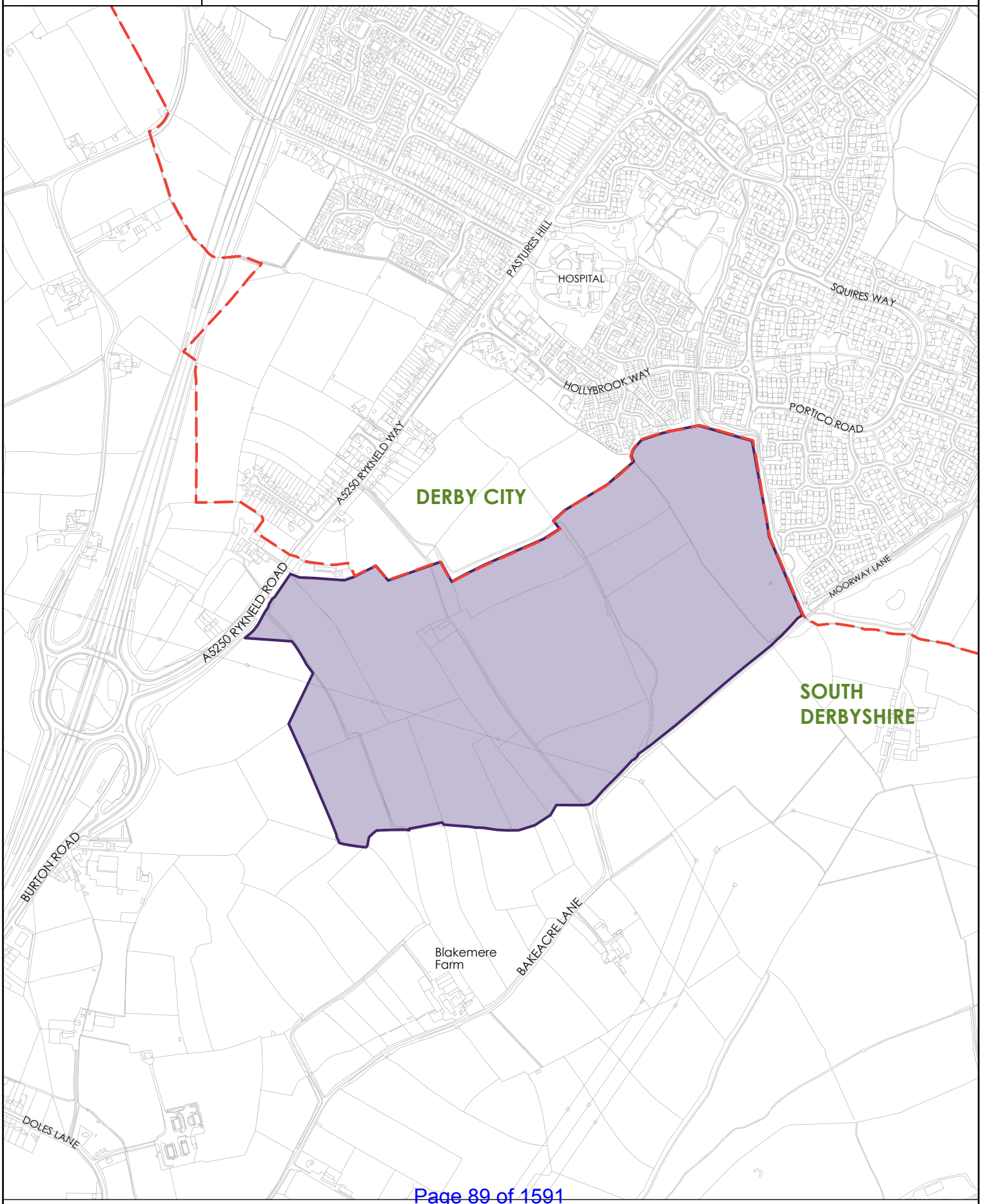
vi) Consideration should be given to Phase 2 of the South Derby Integrated Transport Link Road;

vii) Developer contributions to be made toward improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;

viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.

South Derbyshire District Council

Housing Policy 12: Highfields Farm (South West of Derby)



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NORTH

Policy H13: Boulton Moor (South East of Derby)

5.56 Land at Boulton Moor is a cross boundary location which will provide a sustainable urban extension to Derby City and consists of four sites. The 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 east to the A50/A6 spur road.

5.57 Land at Boulton Moor is capable of delivering strategic levels of growth due to its excellent transport links to the wider strategic road network and its location to employment opportunities.

5.58 Land at Boulton Moor will provide 2,750 dwellings over the lifetime of the Plan. There will be 1,058 dwellings located at Boulton Moor Phase 1 (this was granted planning permission through the Conjoined Inquiry in 2008) and 700 and 190 dwellings at Boulton Moor Phase 2 and Boulton Moor Phase 3 respectively, all within South Derbyshire's administrative boundary. Also within the area is a suggested allocation of 800 dwellings located to the south of Field Lane within Derby City.

5.59 As previously stated, Boulton Moor Phase 1 was granted planning permission in 2008. When consented, consideration was given to the infrastructure requirements of phases 1 and 2. Due to the addition of Boulton Moor Phase 3 and Snelsmoor Grange within in Derby City (an additional 990 dwellings), it is important that infrastructure and mitigation packages are reviewed and optimised as appropriate, in light of the larger scale urban expansion now being proposed.

5.60 This cross boundary site will be a phased development. It is crucial that a comprehensive approach to the delivery of the site is undertaken to ensure that the infrastructure is delivered at the right time. The site offers the opportunity to provide new infrastructure due to its critical mass.

POLICY:

A Residential development on Land at Boulton Moor will provide for around 1,950 dwellings within South Derbyshire and 800 new homes within the Derby City administrative boundary.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) That South Derbyshire District Council, Derby City and developers continue to work together to ensure that the proposals offer a holistic vision for an urban extension which is delivered in a comprehensive manner across the local authority boundaries. Delivery mechanisms will need to be

established to ensure the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;

ii) A jointly prepared development framework shall be produced;

iii) A cross boundary approach to housing design, layout, density, open space and landscape shall be developed/ undertaken;

iv) A cross boundary approach to the provision of affordable housing shall be developed/undertaken;

v) A plan of phasing for the delivery of this cross boundary site shall be submitted with any application;

vi) The provision of sustainable transport measures, including contributions to the delivery of a new park and ride and bus service to serve the wider urban extension site;

vii) Highway works, including improvements to Snelsmoor Lane to ensure that the impact on its junctions with the A6 and High Street are satisfactorily mitigated;

viii) Flood mitigation measures, to address fluvial and surface water issues relating to the Thulston Brook watercourse and ground water levels;

ix) An appropriate flood risk assessment shall be submitted with any application;

x) Improvements to existing green infrastructure shall be made, along with the provision of new green infrastructure on the site;

xi) High quality pedestrian and cycle routes within the site and links between these and existing and proposed routes and green spaces beyond the site;

xii) A significant green buffer and landscaping boundary on the outer edges of the developments, to help soften the housing developments impact on the surrounding countryside, create a new defensible boundary and help mitigate the urbanising impact of new development upon Derby City's Green Wedge;

xiii) A new district centre shall be provided, anchored by a supermarket complemented by a range of smaller units

providing for day to day needs of the wider neighbourhood;

xiv) The scale of the anchor store will be commensurate with the needs of the new community, the level of growth anticipated and the need to maintain the vitality and viability of other centres. The location of the centre should be the focal point at the heart of the new community;

xv) The provision of a two form entry primary school to cover phases 1 and 2, with separate primary provision to serve the site in Derby;

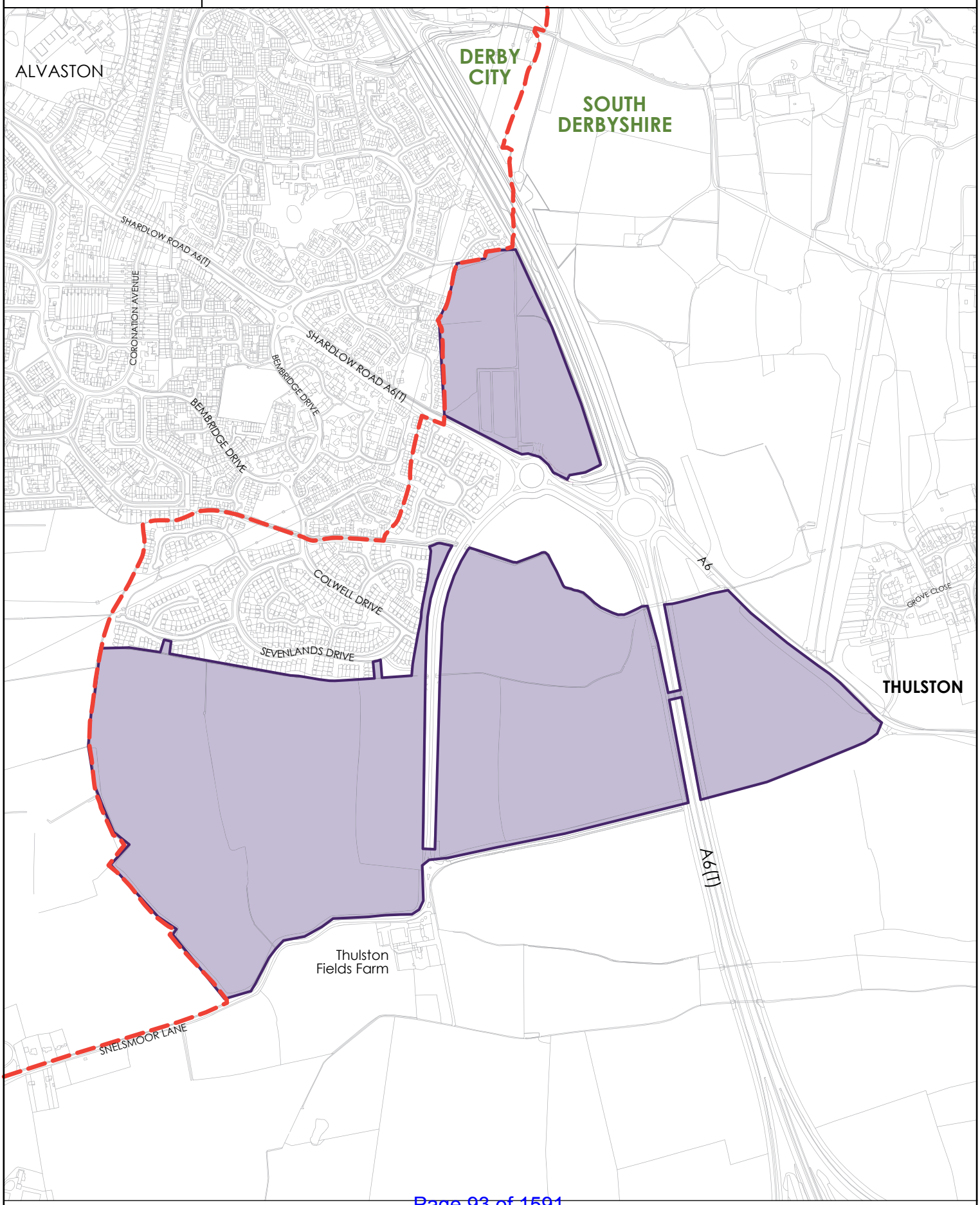
xvi) The urban extension as a whole shall protect and enhance Elvaston Registered Park and Garden (including its settlement), other heritage assets and will contribute towards softening the settlement edge around Boulton Moor;

xvii) Any built development to the east of the A6 and west of the B5010 shall be in accordance with Green Belt Policy;

xviii) In order to safeguard the operation of the Strategic Road Network an assessment of the impact of development traffic will be carried out and developer contributions will be sought.

South Derbyshire District Council

Housing Policy 13: Boulton Moor (South East of Derby)



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NORTH

Policy H14: Chellaston Fields, Chellaston

5.61 The site lies to the southern edge of the built up area of Chellaston which is within Derby City's administrative boundary. Chellaston Fields represents a greenfield extension to Chellaston and is bounded by the A50 to the south and residential development to the north.

5.62 The site relates well to the existing urban area of Derby and will form a sustainable urban extension.

POLICY:

A Residential development on Land at Chellaston Fields will provide for around 500 dwellings within South Derbyshire.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) High quality pedestrian and cycle routes shall be provided within the site and opportunities for links between the site and existing residential development and future employment areas shall be provided;

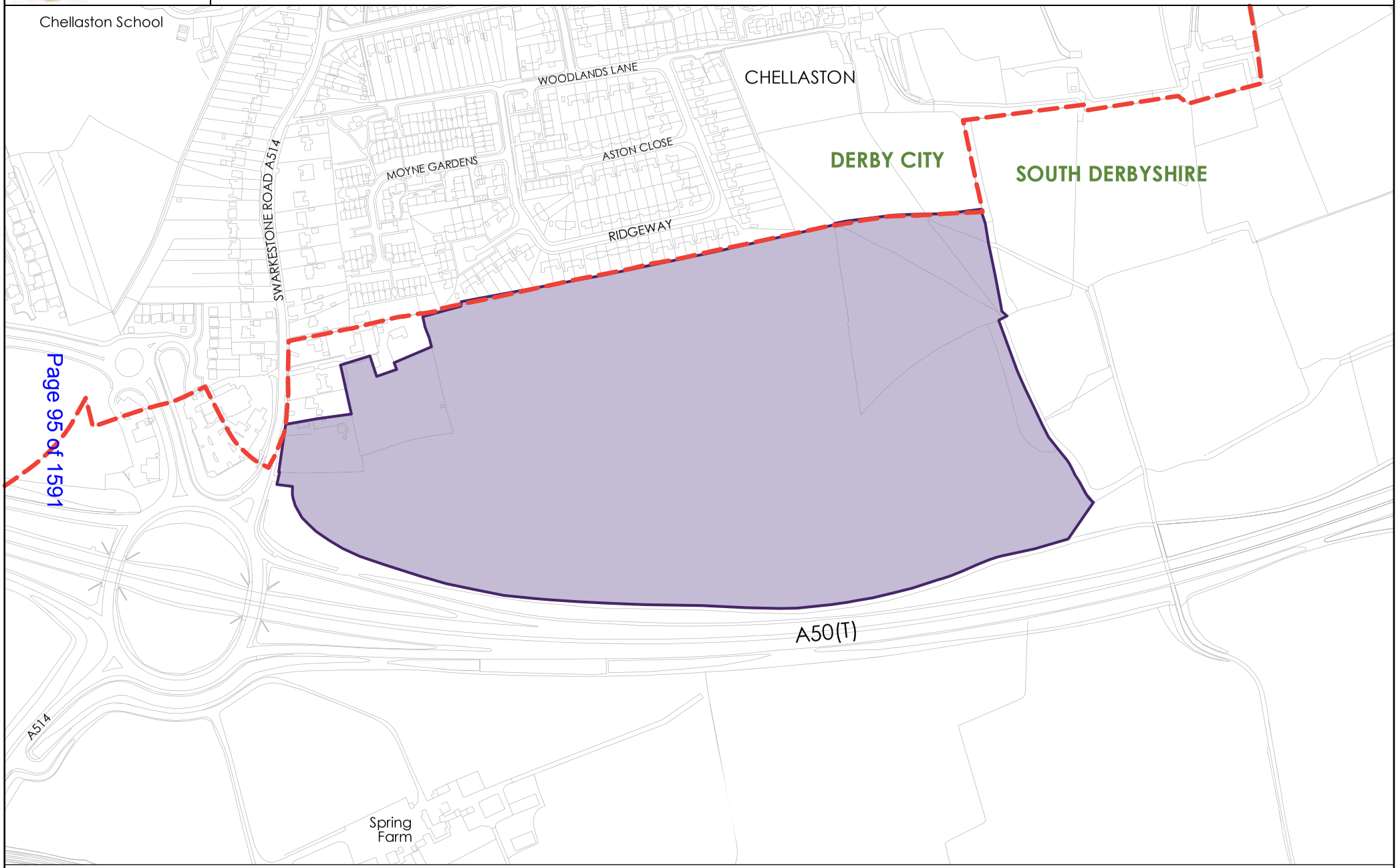
ii) Consideration should be given to some retail development on the site that is commensurate to the size of development and surrounding area, but does not affect the viability and vitality of existing retail in the area;

iii) Developer contributions are to be made toward improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;

iv) The development shall protect and enhance the setting of heritage assets

South Derbyshire District Council

Housing Policy 14: Chellaston Fields, Chellaston



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NORTH

Policy H15: Wragley Way (South of Derby)

5.63 Land at Wragley Way is a cross boundary location. The majority of the site is within South Derbyshire with a part at the eastern end of the site within Derby City. The site will provide a sustainable urban extension to Derby City.

5.64 The site lies on the southern edge of the built up area of Derby, extending southwards from the Stenson Fields estate to the A50. The Derby to Birmingham railway line runs to the west of the site with Sinfin Moor to the east.

5.65 Land at Wragley Way is expected to provide around 1,300 dwellings over the lifetime of the Plan. Though the whole site offers a further 700 dwellings when the site is completed. The part within the City will deliver around 180 dwellings.

5.66 The site is in a good location in relation to access to services and facilities, with close proximity to public transport and the Sinfin District Centre.

5.67 This cross boundary site will be a phased development. It is crucial that a comprehensive approach to the delivery of the site is undertaken to ensure that infrastructure is delivered at the appropriate time for the sustainability of the site to be met.

POLICY:

A Residential development on Land at Wragley Way will provide for around 1,950 dwellings within South Derbyshire.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) New highway infrastructure to mitigate the transport impact on the local and strategic road networks of the whole site. This will include the provision of and/or contributions to the construction of the South Derby Integrated Transport link;

ii) Developer contributions are to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;

iii) Any development should not prejudice the construction of a potential junction connecting the site to the A50, which may potentially be needed following the completion of the South Derby Integrated Transport Link;

iv) The provision of sufficient new primary school provision on site for the development as a whole;

v) High quality pedestrian and cycle links should be provided across the site and to the nearby residential, retail, and employment developments together with recreational areas;

vi) The number of homes to be occupied before completion of the South Derby Integrated Transport Link shall be agreed with the Council;

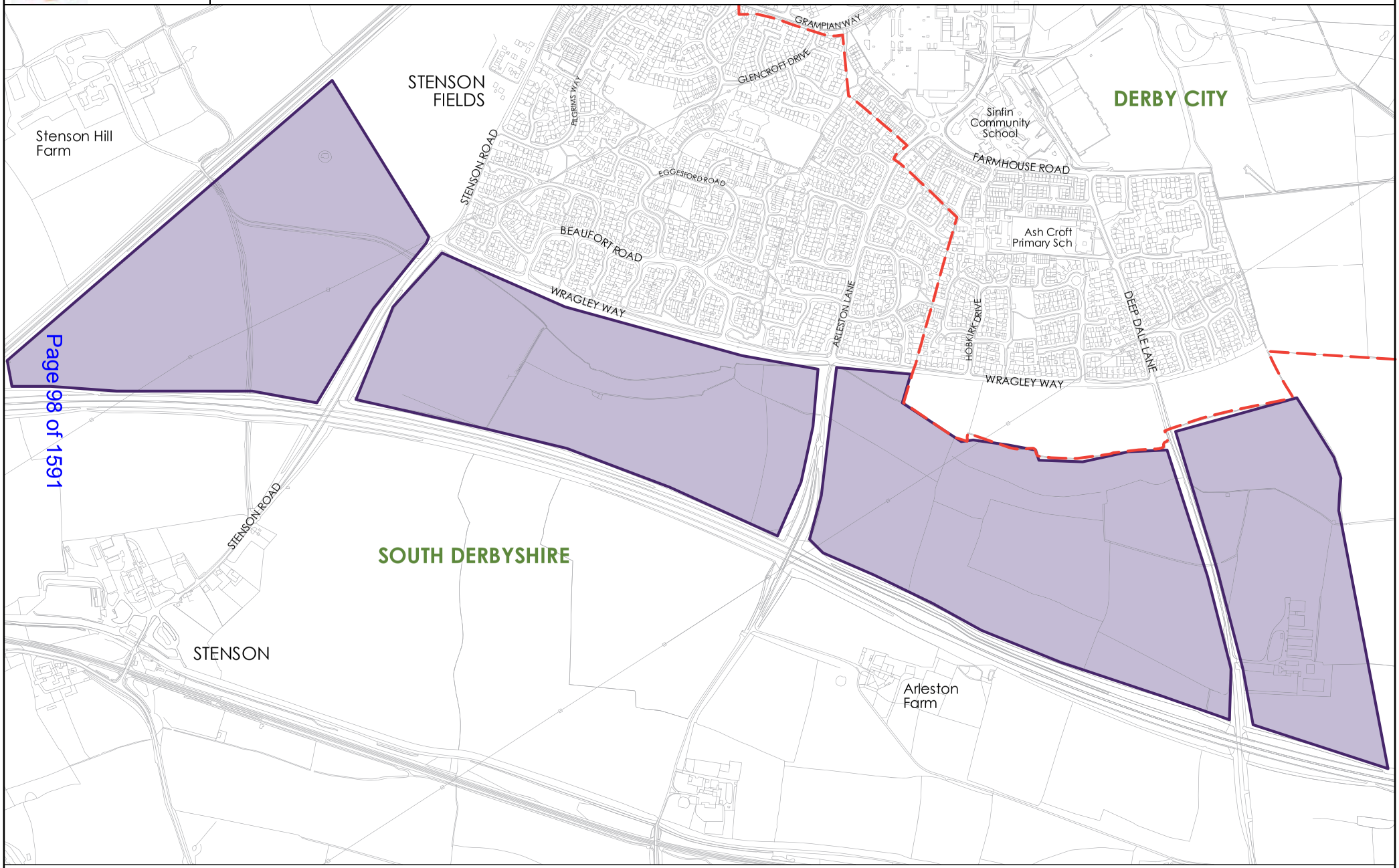
vii) A new on-site local shopping centre shall be provided which should be commensurate in size to the needs of the community, taking into account the surrounding retail provision available. The location of the centre should be the focal point at the heart of the new community;

viii) The east, south and west of the site will require a green buffer and landscaping from the railway line and the A50 and enhancements to a defensible boundary along Sinfin Moor;

ix) Improvements to existing green infrastructure shall be made, along with the provision of new green infrastructure on site.

South Derbyshire District Council

Housing Policy 15: Wragley Way (South of Derby)



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NORTH

Policy H16: Primula Way, Sunny Hill

5.68 This site lies to the south west of Derby City adjacent to existing residential development on Derby City's boundary at Sunny Hill. The site is bordered to the east by the railway line, residential development to the north and open countryside to the south.

5.69 Access to the site is in Derby City through an existing residential area which limits the amount of growth that can occur.

POLICY:

A Residential development at Primula Way, Sunny Hill for around 500 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The south and west boundary of the site will require a green buffer and landscaping, to help soften the housing development against the rural landscape and create a new defensible boundary;

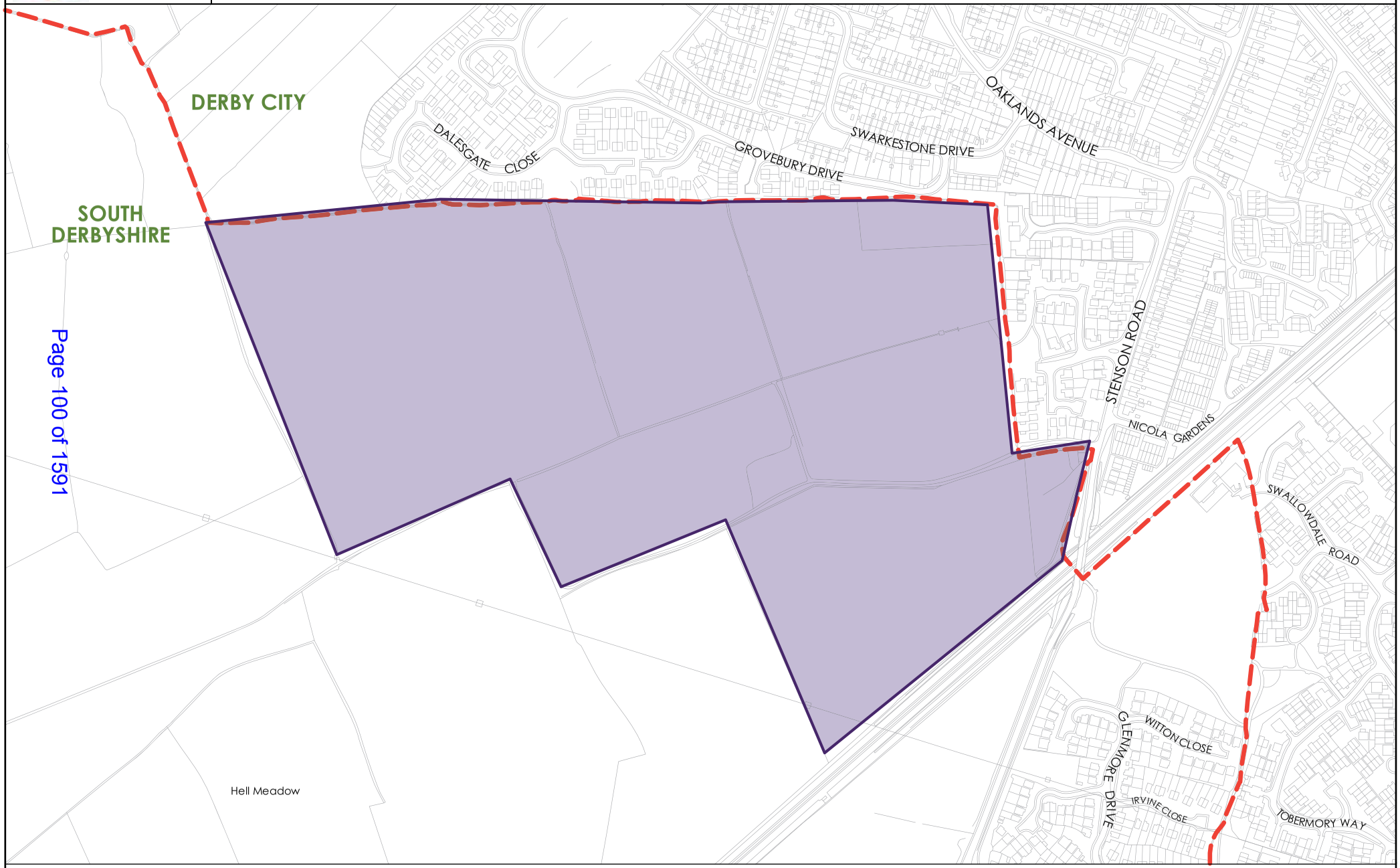
ii) Appropriate sound attenuation/noise mitigation from the railway line to the east of the site shall be provided.

iii) The development should have high quality pedestrian connections into the existing residential areas within Derby City;

iv) Developer contributions are to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.

South Derbyshire District Council

Housing Policy 16: Primula Way, Sunny Hill



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NORTH

Policy H17: Holmleigh Way, Chellaston

5.70 Holmleigh Way lies adjacent to the Derby City boundary, immediately to the west of the existing Chellaston West development. The site will be bounded to the west by the safeguarded route of the former Derby Canal, the A50 to the south and existing development to the north. The site is adjacent to a suggested small site within Derby City.

5.71 The site is currently used for agricultural purposes. The former Derby Canal is a Sustrans route which is also a County Wildlife Site which design of the development will need to take account of. The alignment of the Derby Canal has been protected in the current Local Plan Derby City and is a suggested protection in South Derbyshire's Local Plan.

POLICY:

A Residential development on Land at Holmleigh Way will provide for around 120 dwellings within South Derbyshire.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) Outgrown hedgerows on the boundary of the site should be retained wherever possible;

ii) To seek opportunities for high quality pedestrian and cycle route links into the Sustrans route and the existing retail centre in West Chellaston;

iii) Avoidance of areas of flood risk to the north and south of the site due to Cuttle Brook;

iv) Appropriate noise attenuation close to the A50;

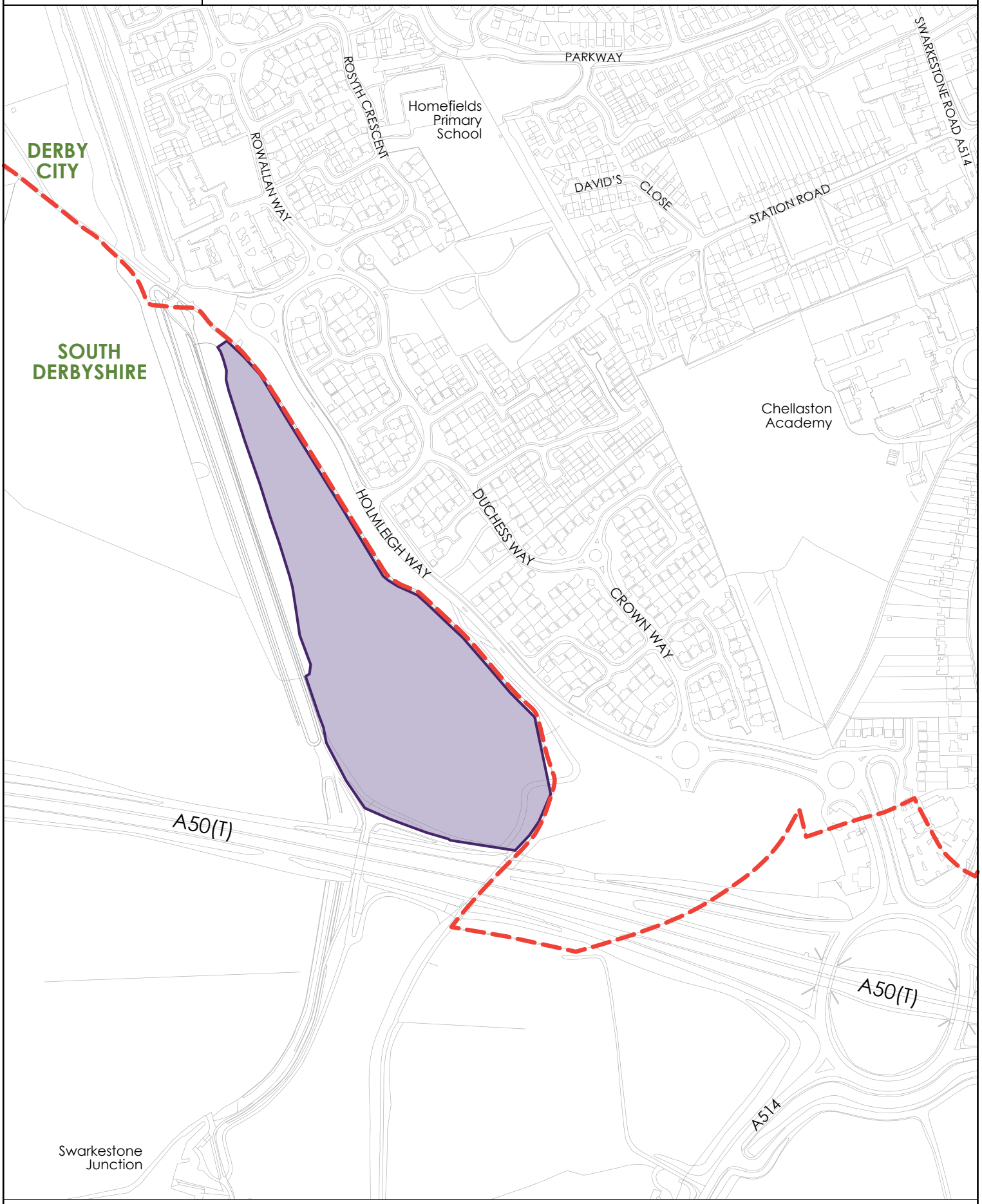
v) The development of the site shall not prejudice the development of a new link road to serve development around Sinfin and Infinity Park;

vi) An appropriate buffer between the new housing development and Holmleigh Way will be provided;

vii) Developer contributions are to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.

South Derbyshire District Council

Housing Policy 17: Holmleigh Way, Chellaston



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NORTH

Policy H18: Hackwood Farm, Mickleover

5.72 Land at Hackwood Farm, lies on the western boundary of Derby City. The site adjoins the northern edge of Mickleover and lies to the north side of the former Great Northern railway line which is now a Sustrans route.

5.73 The site offers an opportunity to deliver a sustainable urban extension along with land in Derby City, as the site in South Derbyshire alone is not sustainable. As such, the site will only be developed subject to Derby City Council allocating the adjacent land for housing in their Local Plan.

5.74 The Highways Agency had previously stated concerns regarding any development to the west of Derby due to the impact it would have on the A38. Since our Preferred Growth Strategy consultation, the Government have announced its intention to support Highways Agency schemes including improvements to the A38 junctions, subject to value for money and viability considerations.

5.75 The site only being developed in combination with the Derby City site allows for a more sustainable site to be developed; better services and facilities can be provided that either site alone cannot provide. The site will also offer potential local highways improvements, better linkages across the Mickleover to Egginton Greenway and additional primary school provision which will benefit new and the existing residents of Mickleover. Some elements of the policy listed below may be provided on the Derby City site but for completeness, they are all listed.

POLICY:

A Residential development on Land at Hackwood Farm, Mickleover for around 290 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The site lies on the edge of Derby City and the allocation of the South Derbyshire element for 290 dwellings is conditional on the City allocating adjacent land in their Local Plan. In this event, it will be important that there is a comprehensive approach to the development of this cross boundary site;

ii) The northern and western boundaries of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and create a new defensible boundary;

iii) The existing landscaping elements to the south and east of the site should be retained subject to highway improvement or secondary site access that would be required;

iv) The site should provide high quality links into the existing cycle route, rights of ways and also the residential area to the south through a pedestrian/cycle bridge provided across the Mickleover to Egginton Greenway, which is likely to be in Derby City. The Greenway is a local wildlife site whose nature conservation interest should be protected and links maintained with the surrounding green infrastructure network;

v) Development in South Derbyshire should connect to any housing development or housing allocation to the east of the site within Derby City;

vi) The development should embrace high design standards that reflect the rural landscape beyond the site, particularly along Radbourne Lane and to the west of the site within South Derbyshire;

vii) Contributions towards the development of a new primary school that is likely to be within the Derby City part of the site;

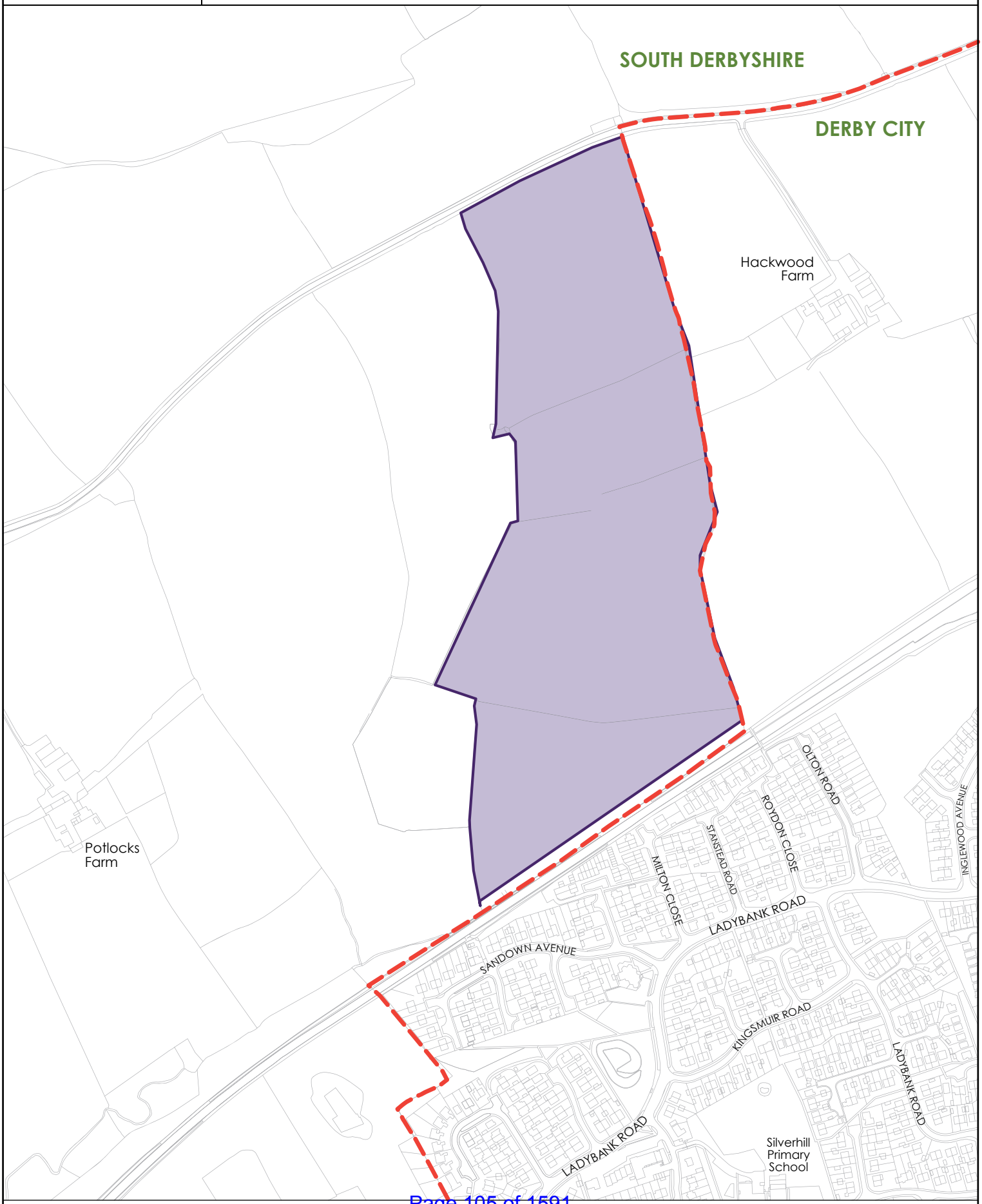
viii) A new local centre on site to help meet the needs of the site;

ix) Improvements to the junction of Station Road and Radbourne Lane;

x) The urban extension shall not adversely impact upon the setting of nearby Radbourne Hall.

South Derbyshire District Council

Housing Policy 18: Hackwood Farm, Mickleover



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Policy H19 Land West of Mickleover

5.76 Land West of Mickleover is a sustainable urban extension to Derby City. The site lies to the west of the built up area of Mickleover. The A516 (Etwall Road) runs to the south of the site and to the north of the site is a former railway line which is a Sustrans route.

5.77 The site can deliver around 1,650 dwellings in total though slightly less is expected to be delivered during the plan period, around 1,400 dwellings.

5.78 The site is in a good location in relation to access to services and facilities. Though the site offers the opportunity to deliver new infrastructure due its critical mass.

POLICY:

A Residential development on Land to the West of Mickleover will provide for around 1,650 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) That South Derbyshire District Council and the developers work together with both Derby City and Derbyshire County Council to ensure that the proposals offer a holistic vision for an urban extension to be delivered in a comprehensive manner. Delivery mechanisms will need to be established to ensure the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;

ii) A jointly prepared development framework by South Derbyshire District Council and the developers shall be produced that sets out guiding principles for the site;

iii) The provision of a one form entry primary school on site with the provision of land for a two form entry should it be required;

Iv) A new district centre offering a range of shops and facilities shall be provided that is commensurate with the needs of the community. The scale and nature of these facilities will be determined by evidence submitted with a future planning application;

v) The provision of a community centre. The ownership and management of this centre will be considered in more

detail as part of a future planning application;

vi) Consideration of a GP surgery on site subject to discussions with the Southern Derbyshire Clinical Commissioning Group;

vii) High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development and the adjacent Sustrans route;

viii) The northern and western edge of the site will require a significant green buffer to help soften the housing development against the landscape;

ix) The urban extension shall protect and enhance where possible the wider setting of Radbourne Hall and other heritage assets;

x) Any application for planning permission will be supported by an assessment of the impact of development traffic on the strategic and local road network, including the cumulative impact of development proposed in three aligned Core Strategies. The scope of the assessment should be agreed with the local planning authority in consultation with the relevant transport network operators and service providers. The application will also be supported by an access strategy and a package of necessary measures to mitigate any significant impact of the development, including off-site highways improvements, necessary developer contributions and other measures to encourage non-car modes of transport; including necessary enhancements to local bus services.

xi) Vehicular access to that part of the allocation to the north of the public footpath route that runs from Greenside Court to the dismantled railway line shall be from Ladybank Road. There shall be no vehicular link, except for emergency vehicles and potential bus access, from the remainder of the allocation to Ladybank Road.

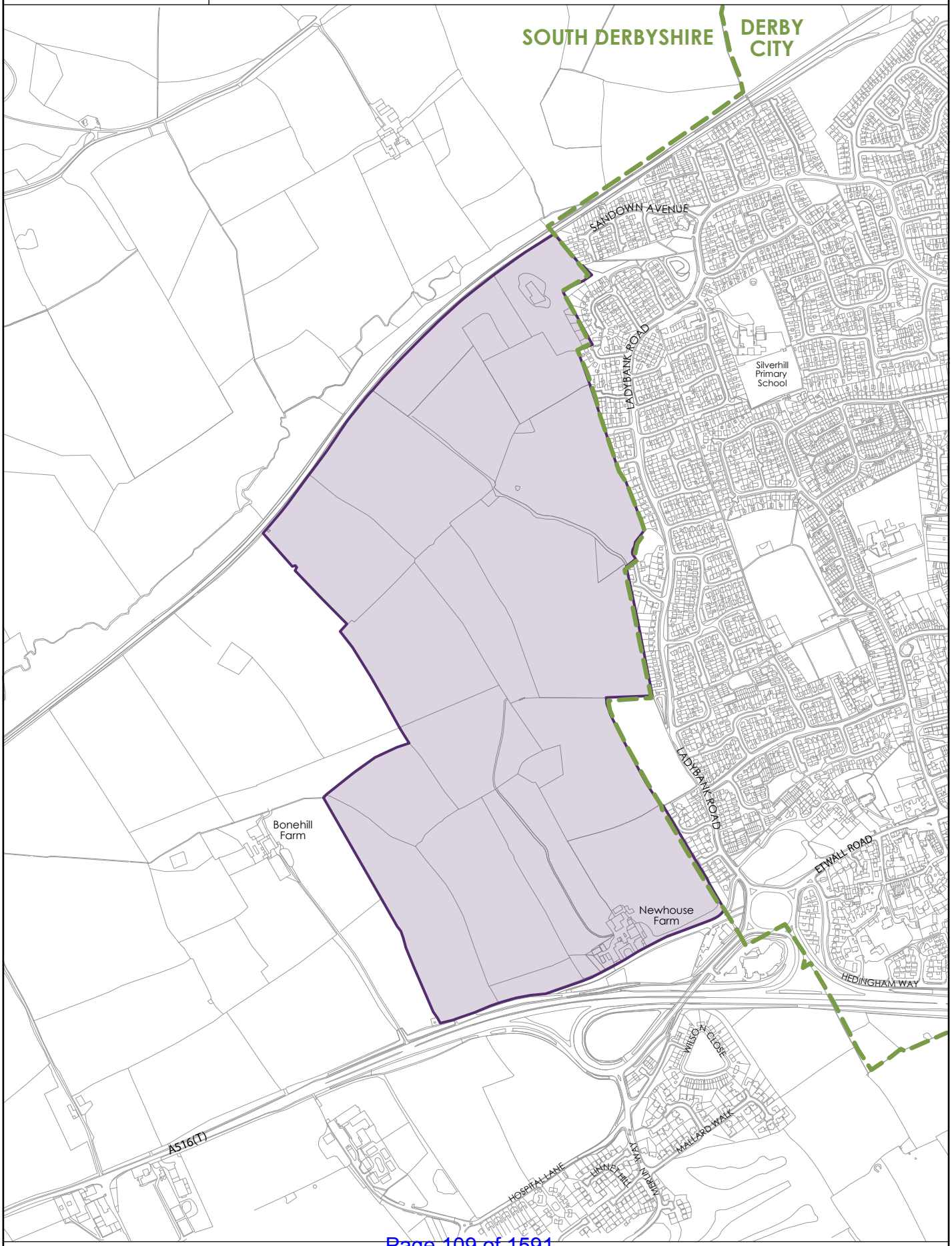
xii) Improvements to existing green infrastructure shall be made within the site along with provision of new green Infrastructure on the site;

xiii) The Greenway to the north of the site and Ladybank Plantation to the east are local wildlife sites whose nature conservation interest should be protected and links to the surrounding green infrastructure network maintained or enhanced.

xiv) **Surface water run-off should be attenuated to existing Greenfield rates up to a 1 in 100 year plus climate change event to ensure development does not exacerbate flood risk downstream.**

South Derbyshire District Council

Housing Policy 19 : Newhouse Farm



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Housing Balance

Policy H20 Housing Balance

A The Council will seek to provide a balance of housing that includes a mix of dwelling type, tenure, size and density. The overall mix of housing will take account of the Strategic Housing Market Assessment (SHMA) and Local Housing Needs Study.

B The density of any site will be considered individually as there is no evidence to support a set density across all sites.

C Any housing development would be expected to make the most efficient use of the land whilst taking into account what is appropriate for the surrounding local built and natural environment.

D The viability of a development will be considered through determining a schemes housing mix.

E The Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the ageing population of the District.

Explanation

5.79 The Council want to ensure that as well as getting the right amount of housing in the right location that the mix of dwelling type, size and density provided on each site is appropriate. Provision of the wrong housing balance may lead to people moving outside of the District, more land than is necessary being used or a site being harmful to the character of the area.

5.80 The SHMA was undertaken across the Derby Housing Market Area and assessed the profile of housing and gaps in the housing offer, housing affordability and trends in the structure of the population over the plan period. The data is split across a Housing Market Area basis, Local Authority and also the sub-markets area.

Affordable Housing

Policy H21 Affordable Housing

A The Council will seek to secure up to 30% of new housing development as affordable housing as defined in the NPPF on sites of over 15 dwellings.

B Consideration will also be given to the:

i) The local housing market;

ii) The viability of any proposed scheme which will be assessed through independent viability assessments;

iii) The tenure mix and dwelling type on the site will be based on the SHMA or other up to date housing evidence in con junction with the Council;

iv) The phases of development that are being proposed.

C Rural exception sites that are kept in perpetuity* as affordable housing for local people, will be permitted adjoining existing Key Service Villages, Local Service Villages and Rural Villages, the number of dwellings to be in accordance with Policy H1 as an exceptional circumstance to normal policy where:

i) The homes meet a clearly identified local need;

ii) the development provides a majority of affordable homes;

iii) the need cannot reasonably be met within the development limits of the village concerned or the sub-market area the site falls within as detailed in the SHMA; and

iv) the development is in a scale relative to the settlement size and facilities available particularly public transport and does not have any unacceptable adverse impacts on the natural and built environment.

*** subject to the affordable product being considered**

Explanation

5.81 In order that schemes are not rendered unviable the percentage that would be required in order to achieve the required amount of affordable housing over at least the next 5 years is not being sought as in most cases it would not be achievable. However, there is optimism that the housing market will have seen some recovery towards the back of the plan period and therefore the target also needs to take account of this change. Therefore, the target in the policy is a starting point for negations and if it can be demonstrated that this target is not viable in agreement with the Council then a lower target would be used.

5.82 The main evidence base for affordable housing is provided through the SHMA published in July 2013. There are also Local Needs

Assessments which were carried out in 2006 which are in the process of being updated.

5.83 The SHMA sets out that across the Derby HMA there is a net need of 7,611 houses required in order to meet the affordable housing requirements up to 2017. The need within South Derbyshire is 1,723 dwellings. In order that South Derbyshire meets this need this would require 51% of the houses built over the period from 2012 to 2017 to be affordable based on 3,364 total dwellings to be provided. This is may not be practicable; however there must be a maximization of the opportunities.

5.84 If a site comes forward as two or more separate development schemes, of which one or more falls below the appropriate threshold, the Council will seek an appropriate level of affordable housing on each scheme or off site contributions to match in total the provision that would have been required on the site as a whole. The District Council does not normally encourage off site contributions and would need exceptional justification for the Council to secure a financial contribution of equivalent value to that which would have been secured by on site contribution.

5.85 Rural exception sites could help to deliver housing to some settlements that will see little or no housing growth or where a particular housing need warrants an exception to normal policy. The houses provided on a 'rural exception site' will be for identified locally specific needs through evidence collected by the Strategic Housing team. It is also possible that an identified need cannot be dealt with without some subsidy. This could be achieved through a 'cross-subsidy' site where a small proportion of the site is allowed for market housing which helps to deliver the required affordable housing in the area.

Gypsies and Travellers

Policy H22 Sites for Gypsies and Travellers and for Travelling Showpeople

A The Council will set the target for new pitches and/or plots according to the most recent needs assessment agreed by the Council. Allocations to meet identified need will be made through a Site Allocations DPD. In identifying land for allocation or determining planning applications for required potential sites, sites will be considered suitable provided they are of an appropriate scale and character and the following criteria are met:

i) development does not result in an unacceptable impact on the local environment, including biodiversity, heritage assets or conservation, the surrounding landscape (unless capable of sympathetic assimilation) and compatibility with

surrounding land uses; and

ii) safe and convenient vehicular and pedestrian access to the public highway can be provided with no undue adverse impact on the highway network; and

iii) the movement of vehicles to and from the site will not cause undue disturbance or be inappropriate for the locality; and

iv) there is adequate space for parking, turning and servicing on site; and

v) the site is reasonably accessible to local services including health services, shops, education, public transport and other community facilities; and

vi) the site is not located in an area at undue risk of flooding; and

vii) suitable landscaping and boundary enclosures are provided to give privacy to both occupiers and local residents and minimise impact on the surrounding area; and

viii) the site provides a safe and acceptable living environment for occupiers with regard to noise impacts, adequate on site facilities for parking, storage, water supply and electricity supply, drainage and sanitation.

Explanation

5.86 The Housing Act 2004 requires local authorities to include Gypsies and Travellers in the accommodation needs assessment process, and to have a strategy in place setting out how any identified need will be met.

5.87 In the District, there are two permanent public sites. These are at Lullington Crossroads (owned by Derbyshire County Council and managed by South Derbyshire District Council) and Woodyard Lane, Foston (again owned by the County Council, but leased to a Gypsy who manages the site). The District also has 13 private sites. The total number of pitches provided in the District at present is 70, plus a further eight caravans.

5.88 It is recognised that travellers prefer to buy and manage their own sites, thereby living on smaller scale, private sites, and that the location of those sites needs to meet working and living patterns of travellers. This may include countryside locations. Sites also need access to essential services; sites must not damage character of the

area and must integrate well with the existing community thereby fostering good community relations.

5.89 Whilst proposals for traveller sites may be permitted within the countryside, this does not set a precedent for permanent built dwellings which will not be permitted outside settlement boundaries.

5.90 The Government's planning policy for traveller sites is set out in "Planning Policy for Traveller Sites" published in March 2012. The Government's overarching policy objective, is for fair and equal treatment for travellers – facilitating their way of life whilst respecting the interests of the settled community. National policy requires a robust evidence base to establish need in the light of historical demand. The Council will periodically reassess need and the occupation of sites, working with neighbouring authorities where necessary. The most up to date assessment will form the basis for a rolling target of provision.

5.91 The national policy states that local planning authorities should ensure their policies: promote peaceful and integrated co-existence between the site and the local community; promote easier access to health services; ensure children can attend school regularly; provide a settled base to reduce long-distance travelling and unauthorised encampments; do not locate sites in areas at high risk of flooding; reflect the extent that traditional lifestyles can contribute to sustainability.

Protocol on Unauthorised Encampments

5.92 South Derbyshire District Council has a Policy and Procedure for Unauthorised Encampments of Travellers. The stated objectives of this policy are:

- To balance the rights and needs of resident communities with those of Gypsies and Travellers;
- To manage unauthorised encampments in an efficient and effective way taking account of the potential level of nuisance for local residents and the rights and responsibilities of Gypsies and Travellers;
- To work with partners in other authorities, the voluntary sector and the Police to address issues of social exclusion amongst Gypsy and Traveller communities."

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6 Employment and the Economy

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EMPLOYMENT & THE ECONOMY

Introduction

6.1 The policies in this Chapter seek to meet the employment development requirements identified in Policy S5.

Strategic Employment Land Allocations

Policy E1 Strategic Employment Land Allocations 2011-2028

A Development of the following sites will not be permitted other than for new industrial and business development as defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order:

Policy No.	Location	Area (ha)
NEW LAND		
E1A	Cadley Hill, Swadlincote	3
E1B	Hilton	7
E1C	Woodville Regeneration Area	12
COMMITTED LAND		
E1D	Tetron Point	8.08
E1E	Dove Valley Business Park	19.27
E1F	Former Drakelow Power Station	12
E1G	Cadley Hill, Swadlincote	5

B At sites allocated for strategic employment development at E1A, E1B, E1C and E1E the Council will secure provision to meet the needs of small and "grow on" businesses in the form of premises or serviced plots, to be brought forward during the course of the development, either by conditions or a legal agreement attached to a planning permission.

C Further development will also be supported at Dove Valley Park and Land at Sinfin Moor, in accordance with Policies E4 and E5

Explanation

6.2 As noted in Chapter 4, net total employment land need for the plan period in the remainder of South Derbyshire, beyond the Derby Urban Area, is 42.27 ha.

6.3 New land will be at Hilton Business Park to the north for 3.7 hectares and to the east of Hilton Business Park for 3.25 hectares. Parts of the established business park are also to be retained for industrial and business use.

6.4 In the Swadlincote urban area new land will be at Cadley Hill (3ha) and the Woodville Regeneration Area (12 ha). The extent of the latter is subject to securing public infrastructure funding toward the development of the proposed Swadlincote Regeneration Route which will have a bearing on the mix of uses on the site.

6.5 For the remainder of the District beyond the Derby Urban Area the additional employment sites in the plan period will bring the total provision to around 82 hectares.

6.6 Development can also be expected to come forward on small unallocated sites through extensions to existing businesses and rural diversification schemes.

6.7 The remainder of the strategic allocation comprises sites with planning consent at Dove Valley Business Park, Tetron Point and the former Drakelow power station site.

6.8 Dove Valley Business Park has been successful in attracting business investment to the District, largely as a consequence of it being directly connected to the A50 trunk road. Much of the land with planning consent for industrial and business uses on this brownfield site has now been developed. However, a number of plots remain available.

6.9 In Swadlincote, provision is made for continued employment development adjacent to the A444, on land to the south of Cadley Hill Industrial Estate.

6.10 At the former Drakelow power station site, an area of 12 ha adjacent to proposed new housing development has the benefit of planning consent to be redeveloped for industrial and business purposes.

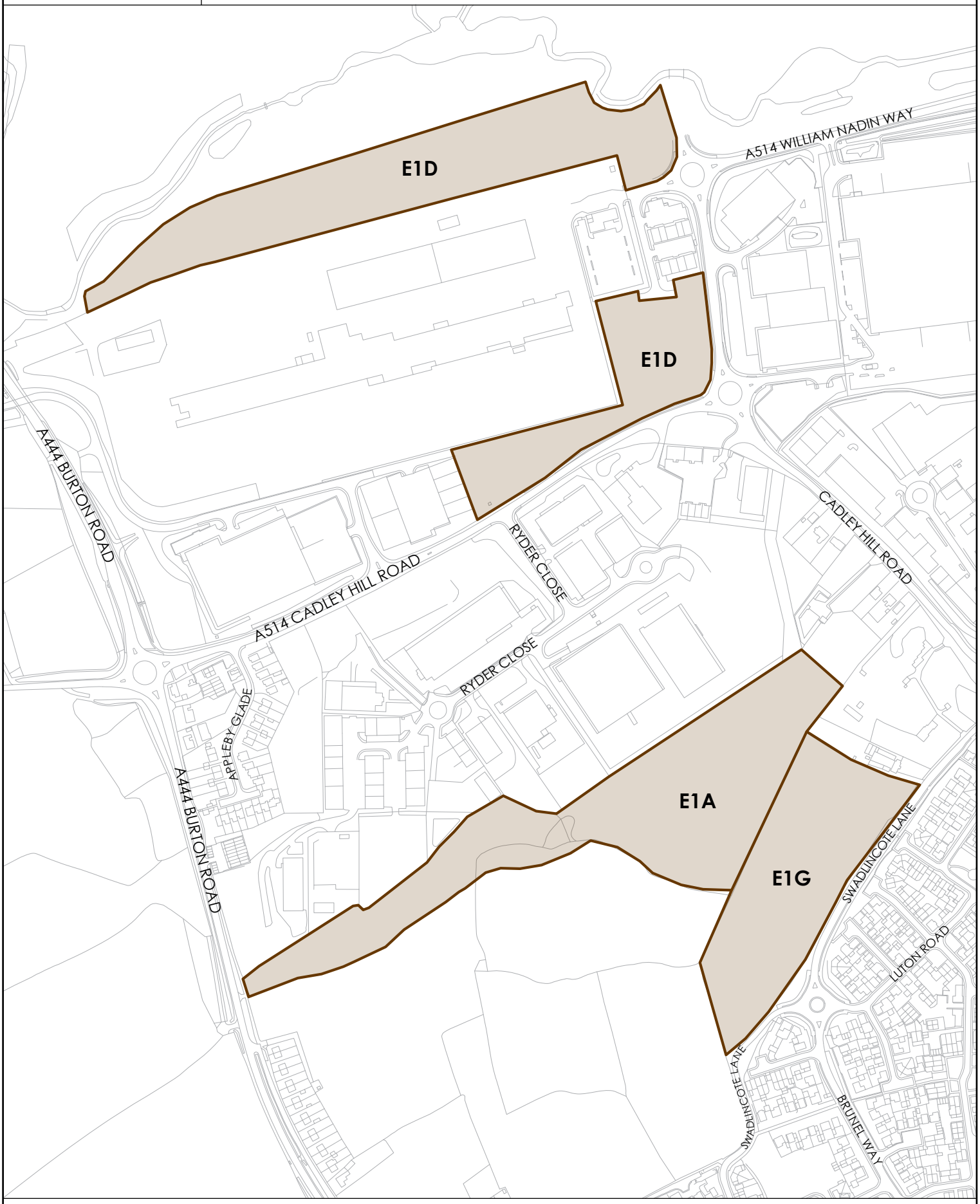
6.11 Further land has been allocated for employment-led regeneration on a regeneration site in Woodville, (see Policy E6).

6.12 As noted under Policy INF3, there is market interest in the establishment of new Strategic Rail Freight interchanges in this part of the East Midlands. The development of such a proposal within South Derbyshire would be expected to generate new employment on a significant scale, with wide ranging strategic planning implications.

6.13 The South Derbyshire Economic Development Strategy identifies a shortage of start-up and grow-on business accommodation in the District. To help meet this need, conditions will be attached to future planning consents for development of the strategic employment sites at Hilton, Cadley Hill, Dove Valley Park and the Woodville Regeneration Area requiring the provision of an element of smaller units of up to 100m^2 in size and "grow-on" units of up to 500m^2 in size, and/or small, serviced plots allowing owner occupiers to develop bespoke

South Derbyshire District Council

Employment Policy 1: Strategic Employment Land Allocations - E1D TETRON POINT AND E1A & E1G CADLEY HILL



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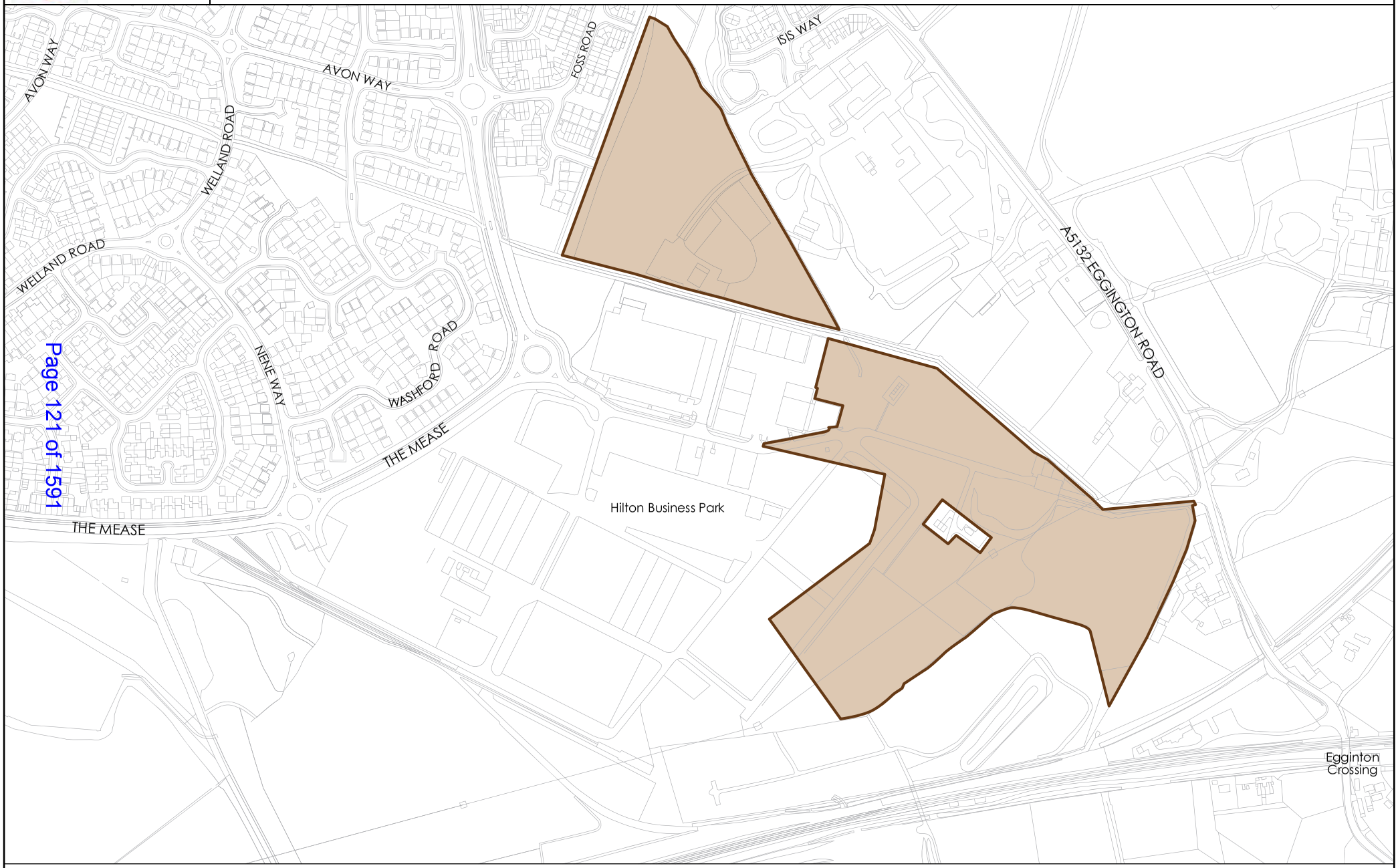
South Derbyshire District Council

Employment Policy 1: Strategic Employment Land Allocations - E1B HILTON BUSINESS PARK



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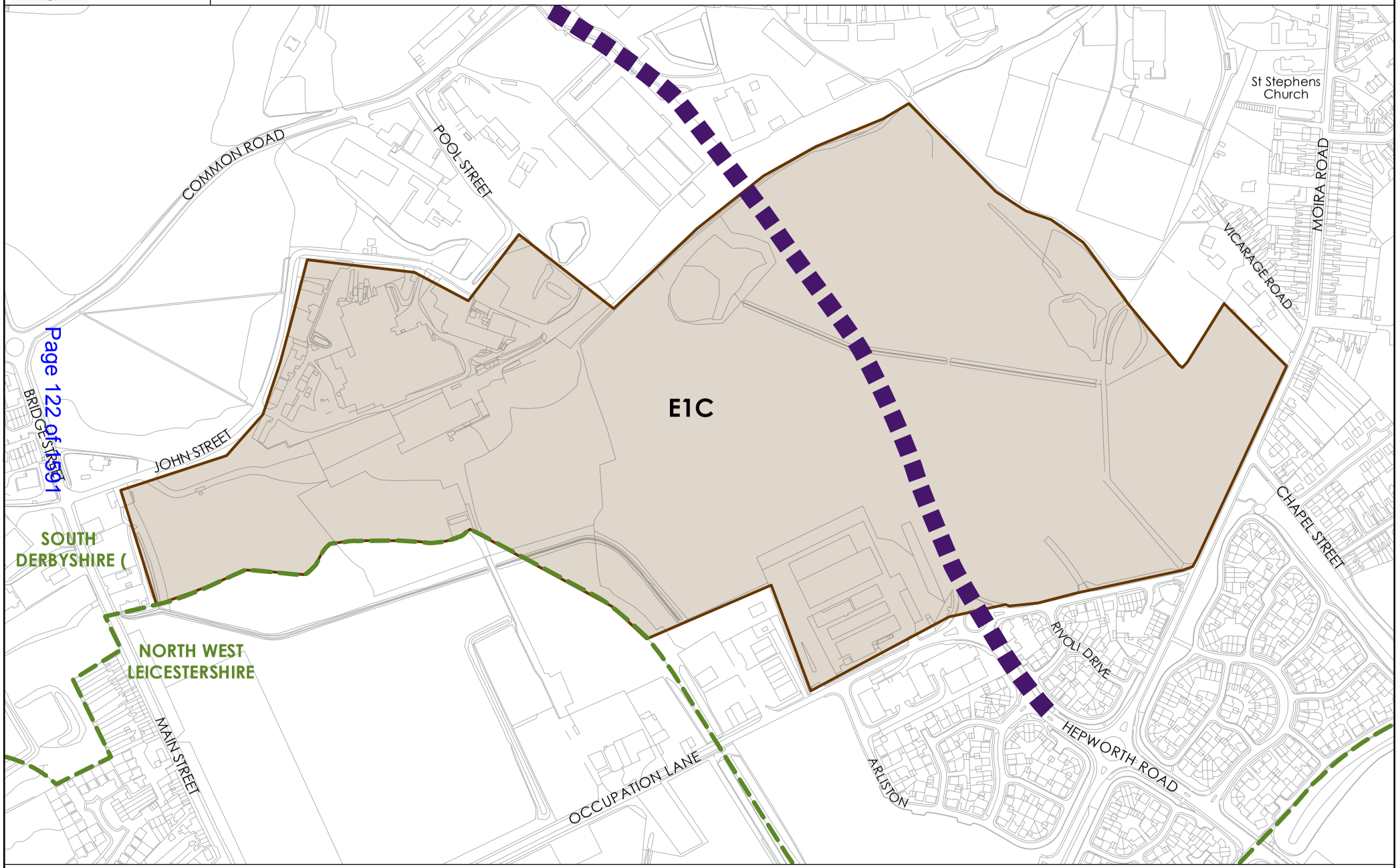
Employment Policy 1: Strategic Employment Land Allocations - E1C Woodville Regeneration Area



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Woodville Regeneration Route

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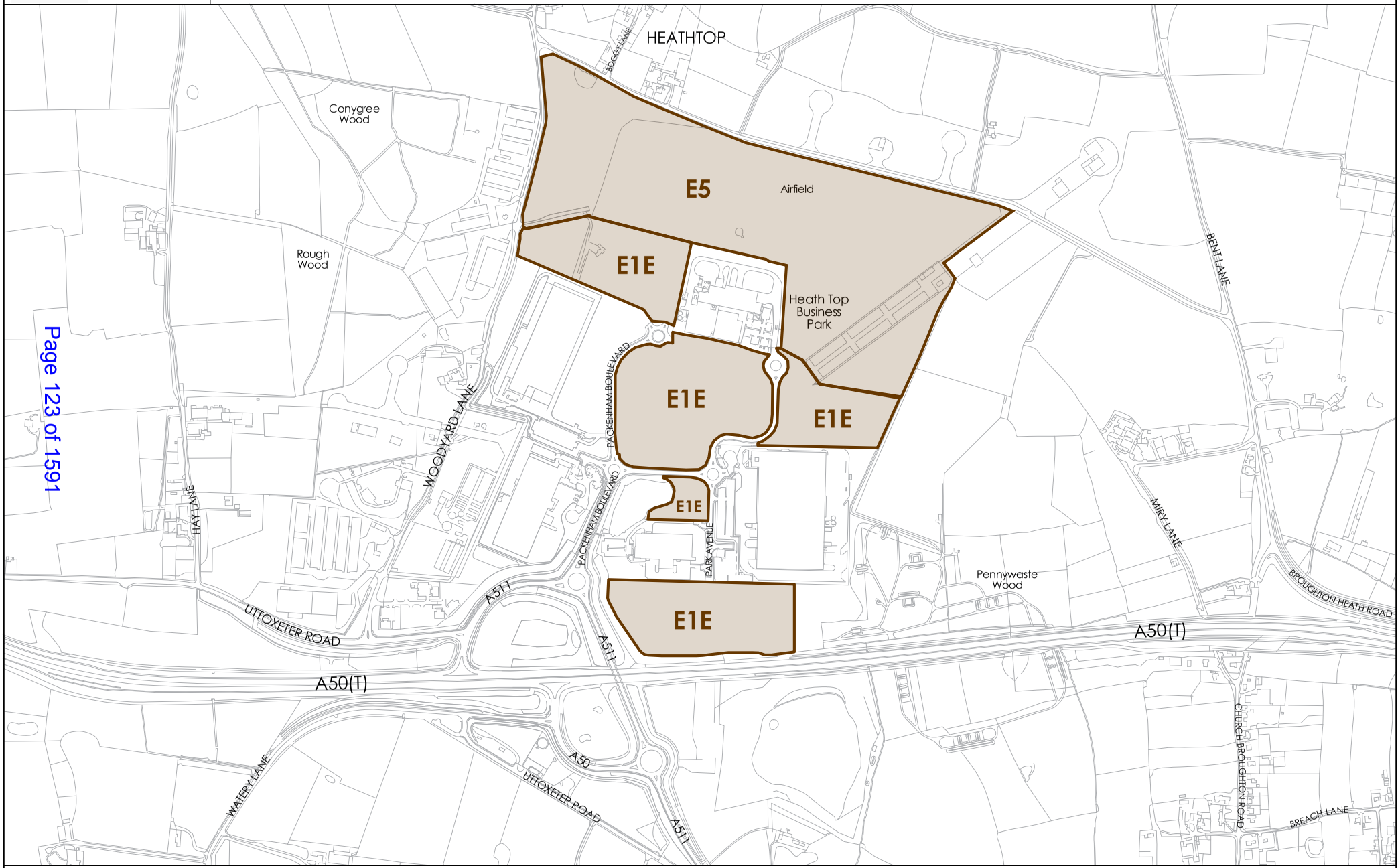
South Derbyshire District Council

Employment Policy 1: Strategic Employment Land Allocations - E1E & E5 DOVE VALLEY BUSINESS PARK, FOSTON



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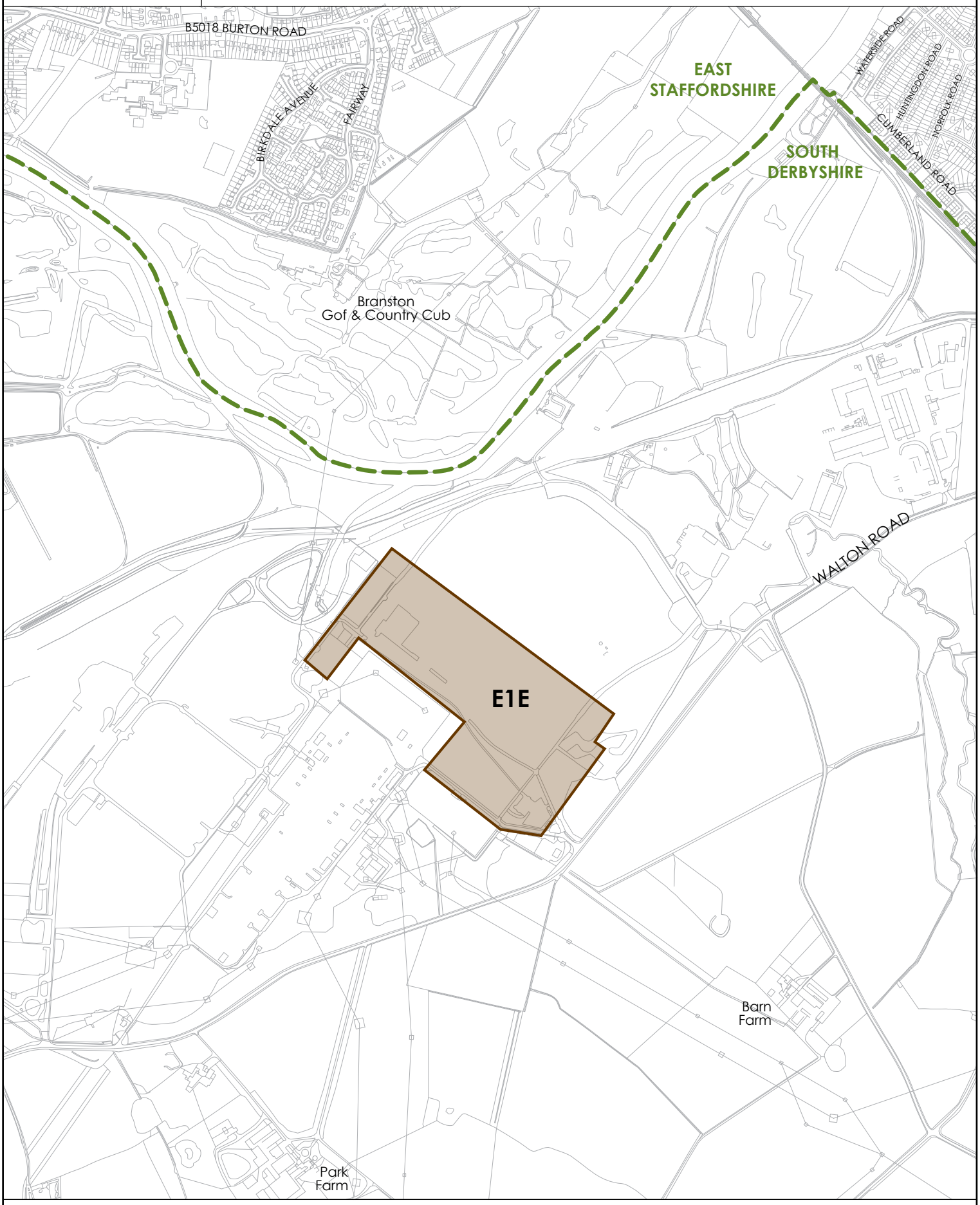
Employment Policy 1: Strategic Employment Land Allocations - E1E FORMER DRAKELOW POWER STATION



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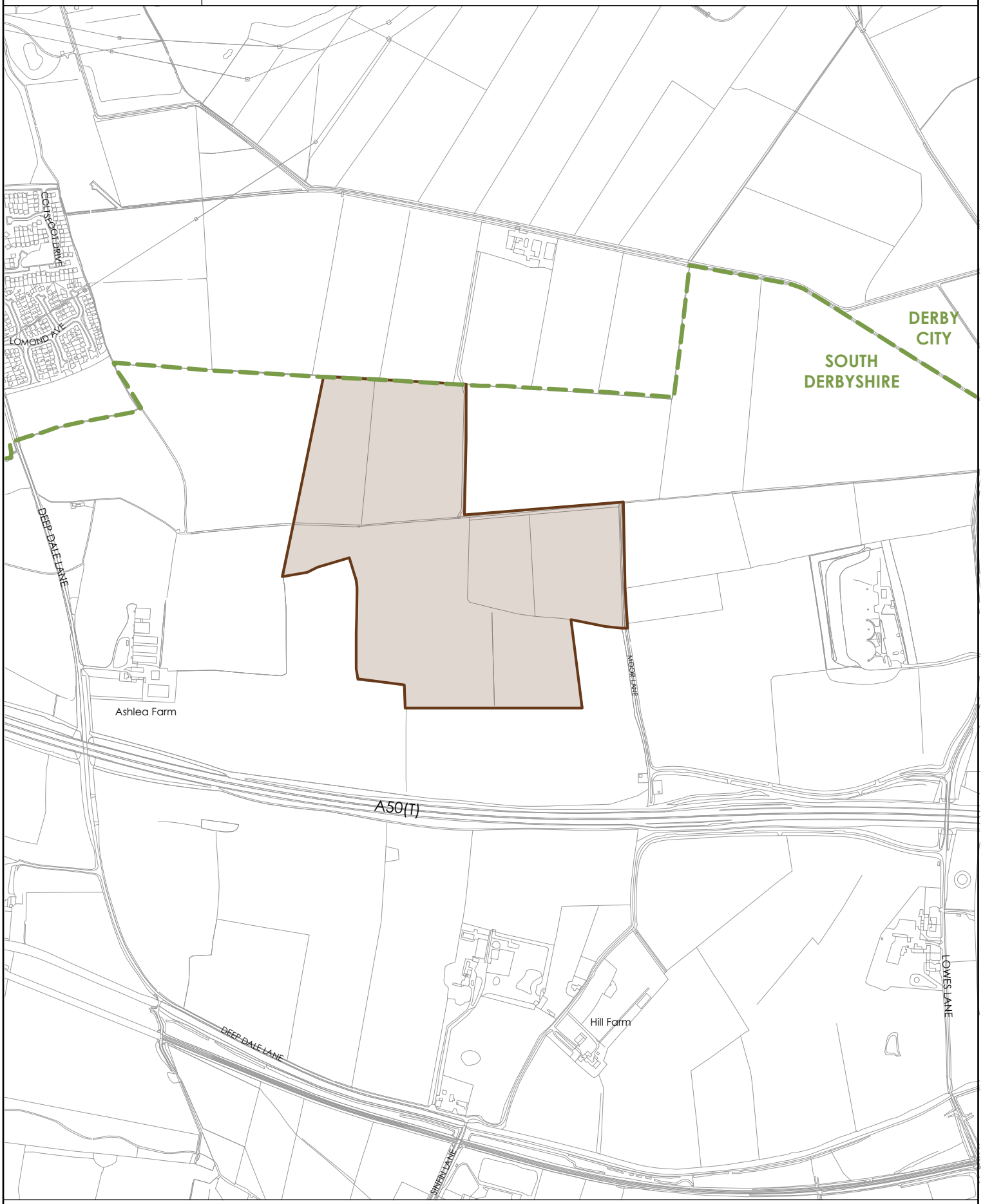
Employment Policy E4: Land at Sinfin Moor



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accommodation to meet their needs. Such provision will help support the establishment, expansion and retention of businesses within the District. As a minimum, ten percent of the land/floorspace within the total area of each site should be developed for these purposes.

6.14 New housing at Hilton (Policy H7) and the Woodville Regeneration Area (Policy E6) will be tied, through planning conditions, to the provision of business accommodation, including small business units and serviced plots, to ensure the timely delivery of balanced, sustainable development. Such provision will also be required by condition in relation to any applications for the renewal of planning consent at the former Drakelow power station site (Policy H6) and Cadley Hill (Policy H5).

Other Industrial and Business Development

Policy E2 Other Industrial and Business Development

A The development of land for uses defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order will be permitted where:

i) the site lies within or on the edge of the Swadlincote urban area, Derby or Burton upon Trent, or a Key or Local Service Village; or

ii) the proposal is for the expansion of an existing business; or

iii) the proposal is for the redevelopment of established industrial or business land or premises.

B All proposals under part A should be in scale with existing built development and should not give rise to undue impacts on the local landscape, natural environment or cultural heritage assets.

Explanation

6.15 Much new industrial land is provided on industrial estates. However, some small firms prefer alternative locations, utilising existing buildings and premises or new development on small sites. Such businesses can often be carried out quite acceptably without disturbance to adjoining land uses. Where necessary to protect local amenity, conditions will be attached to planning permissions preventing intensification of use.

6.16 The policy takes a positive approach to extensions or expansion of existing businesses, as this can help to ensure the retention and growth of local employers.

Existing Employment Areas

Policy E3 Existing Employment Areas

A Redevelopment or changes of use of existing industrial and business land and premises for uses other than those falling within classes B1 (b), B1(c), B2 and B8 of the Use Classes Order will only be permitted where:

i) the existing use is significantly harmful to the amenity of neighbouring land uses in terms of noise, vibration, visual qualities, air quality or traffic generation, and this cannot be satisfactorily overcome by other means; or

ii) it can be demonstrated that there is no demand for the use of the site or premises for Use Class B1, B2 and B8 purposes and that the development proposals would not unduly inhibit existing or planned neighbouring land uses.

Explanation

6.17 There is a need for the District to provide a balanced portfolio of sites offering a range of size, location and tenure. Industrial and business uses within Swadlincote and some of the larger villages in the District provide employment opportunities close to residential areas and benefiting local economies. They are usually difficult or impossible to replace and their loss can exacerbate unemployment and commuting. Their retention is therefore accorded a high priority.

6.18 Where the established use is a bad neighbour, planning permission for non-industrial or business uses will only be granted where it can be demonstrated that alternative action, such as a change of use from B2 to B1, changes in operational practices or the adoption by the site occupant of a travel plan, will not overcome this concern.

6.19 The level of demand for industrial and business land and premises is strongly influenced by the cyclical performance of both the wider economy and particular economic sectors. To demonstrate that there is no long-term demand for the site, an applicant will therefore be required not only to proactively market the site for a minimum period of twelve months, but also to provide a fully reasoned judgement from a professional estate agent as to whether such a site would be likely to be viable in the longer term, either in its present state or as a redevelopment site for alternative industrial and business uses.

Strategic Location for Global Technology Cluster Extension

Policy E4 Strategic Location for Sinfin Moor Employment Site Extension

Land at Sinfin Moor is identified for development beyond 2018 for Use Class B1(b), B1(c), B2 and B8 purposes as an extension to planned new employment development at Sinfin Moor.

Explanation

6.26 Land measuring around 30 ha is identified as having the potential to create a comprehensive, coordinated and well integrated extension to Derby City's proposed Infinity Park at Sinfin Moor. This site has the potential to deliver a part of the South Derby Integrated Transport Link and the Council envisages its delivery once a satisfactory transportation mitigation scheme has been identified and demonstrated to be deliverable. Whilst not expected to, the development of the site should not prejudice committed employment or residential development elsewhere in the area.

Safeguarded Employment Sites - Dove Valley Park

Policy E5 Safeguarded Employment Sites - Dove Valley Park

Land measuring 28.3ha, to the north of Dove Valley Business Park, is allocated for the development of large scale industrial and business units only, as defined by classes B2 and B8 of the Use Classes Order. The minimum gross internal floor area per unit will be 15,000 sqm.

Explanation

6.27 Dove Valley Business Park has proven attractive to investors by virtue of its location in the A50 corridor, the established direct highway connection to that road and the availability of plots.

6.28 The sites listed under policy E1 are capable of accommodating most industrial and business development need of South Derbyshire. However, it is recognised that there is demand for the development of units of an exceptionally large scale for businesses in the manufacturing and logistic sectors, particularly in the A50 corridor, and it is important that land be identified to accommodate such needs.

6.29 To ensure that the site is developed for its intended purpose, individual units should have a minimum gross internal floor area of 15,000 sqm.

Development on the site shall be designed to mitigate potential adverse visual impacts, by such means as careful siting of buildings, control of building heights and appropriate landscaping.

Woodville Regeneration Area

Policy E6 Woodville Regeneration Area

Woodville Regeneration Area is protected for employment-led redevelopment, supported by the Woodville - Swadlincote Regeneration Route, to enable the economic, social and environmental regeneration of Woodville and Swadlincote. Redevelopment of the site should incorporate 12 ha of employment development defined by use classes B1, B2 and B8 and up to 150 new dwellings.

Explanation

6.30 This site, mainly represents poorly restored former minerals workings and vacant industrial premises. It offers the opportunity for re-use to assist in the economic, social and environmental regeneration of Woodville. Development here would be dependent upon the provision of the proposed Woodville – Swadlincote Regeneration Route, referred to in Policy INF4, which would open up access to the land whilst helping to mitigate the transport impacts of proposals, including the relief of congestion and environmental problems at the A511/A514 "Clock Island" junction. External funding contributions toward the route are being sought which may have viability implications which influence the mix of uses on site.

6.31 Strategic scale development in this location, including any potential development on adjacent land outside South Derbyshire, will be brought forward through joint working with North West Leicestershire District Council, to deliver regeneration whilst protecting the amenity of the neighbouring district and maintaining the separate identity of nearby Albert Village. Account will be taken of the need to avoid un acceptable traffic impacts both within Derbyshire and in the neighbouring district of North West Leicestershire.

6.32 Regeneration of this site could also contribute towards enhancing the existing urban environment in Woodville, providing new and improved green spaces, community facilities and tree planting, reflecting its key location in the Heart of The National Forest. To help ensure that proposals contribute toward meeting economic needs, the Council will endeavour to secure the timely completion of industrial and business development on the site.

6.33 Part of the area identified represents the former premises of the T.G. Green pottery manufacturer. The buildings include listed bottle kilns

and any proposals will need to protect these and their setting.

Rural Development

Policy E7 Rural Development

Development proposals which diversify and expand the range of sustainable employment activities on land outside of settlement boundaries will be supported by the Council provided they support the social and economic needs of the rural communities in the District.

The Council will support proposals for the re-use, conversion and replacement of existing buildings and development of new buildings where:

- **i) it is supported by a sound business case;**
- **ii) the local highway network is capable of accommodating the traffic generated;**
- **iii) development will not give rise to any undue impacts on neighbouring land;**
- **iv) it is well designed and of a scale commensurate with the proposed use**
- **v) visual intrusion and the impact on the character of the locality is minimised.**

Explanation

6.34 Over the past fifty years the countryside has undergone significant economic change, resulting in a decline in agricultural employment and providing an impetus for rural economic diversification. In addition, much of South Derbyshire has taken on a dormitory role, providing residential accommodation away from the place of work. Farm diversification can assist in supporting economic viability and can provide jobs, helping to maintain the vitality of rural areas and reducing the need to travel.

6.35 The reuse or adaption of existing redundant farm buildings can be a means of providing suitable premises for small business at low cost whilst avoiding harm to the environment. Re-use for employment purposes would generally be preferable to use for other purposes as it can make the greatest contribution towards addressing economic needs and enhancing the sustainability of rural communities. Such uses may be particularly well suited to listed and other buildings of historic merit, as they may involve less external change and internal subdivision than other alternative uses.

6.36 Proposals for the economic diversification of farms should be of an appropriate scale, providing for the employment needs of local residents and thereby minimising the need to travel. A flexible approach will be taken, particularly where the opportunity exists to bring otherwise redundant buildings back into use. Where an established building is unsuitable for industrial and business use, it may be appropriate to consider its replacement.

6.37 Where no alternative means of accommodating a business use as part of a farm diversification scheme can be found, it may be possible to develop a new, well designed building of a commensurate scale to the use. To ensure its long term viability as business accommodation, a planning application for development of this kind should be accompanied by a full business plan and the building should be so designed as to be suitable for use by other potential business occupiers.

6.38 For all forms of development outside of settlement boundaries, it is important that the scale of development proposals is appropriate to its surroundings to ensure that visual intrusion and impact on the character of the locality are minimised.

6.39 Proposals for leisure and tourism development are addressed by Policy INF10.

7 Sustainable Development

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SUSTAINABLE DEVELOPMENT

Introduction

7.1 The Brundtland Report released by the World Commission on the Environment and Development defined sustainable development as: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

7.2 The key priorities for delivering sustainable development are set out in the UK Government's Sustainable Development Strategy (Securing the Future) published in March 2005. These are:

- Sustainable Consumption and Production
- Sustainable Communities
- Natural Resource Protection and Environmental Enhancement
- Climate Change and Energy.

7.3 The National Planning Policy Framework states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development'. The policies included in this chapter will help ensure that future growth contributes towards the delivery of sustainable growth within the District.

Amenity and Environmental Performance

Policy SD1 Amenity and Environmental Quality

A The Council will support development that does not lead to adverse impacts on the environment or amenity of existing and future occupiers within or around proposed developments.

B The Council will take into consideration the following:

i) The potential for development to affect surface and ground water quality and its potential to affect the long term delivery of water quality standards set out in the Water Framework Directive or Habitats Directive;

ii) The potential for development to affect designated Air Quality Management Areas (AQMAs).

iii) The need for a strategic buffer between conflicting land uses such that they do not disadvantage each other in respect of amenity issues, such as odours, fumes, or dust and other disturbance such as noise, vibration, light or shadow flicker.

Explanation

7.4 A key objective of the South Derbyshire Local Plan is to sustainably manage growth so that it avoids harmful effects on the amenity of existing and future occupiers and nearby properties. Important within this is working alongside other agencies.

7.5 The stewardship of the natural environment is key to sustainable development and the Local Plan has a role in safeguarding land, air and water resources which could be negatively affected by development. Similarly, the Plan has a key role in safeguarding the amenity of future occupiers, or properties near to development, as well as the wider area.

7.6 Where development could have amenity impacts on either the natural environment or on local residents, the Council will seek appropriate mitigation or compensatory measures secured through conditions or planning obligations.

Flood Risk

Policy SD2 Flood Risk

A When considering development proposals in South Derbyshire, the Council will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a higher risk of flooding will only be considered where essential for regeneration or where development provides wider sustainability benefits to the community that outweigh flood risk.

B Development in areas that are identified as being at risk of flooding will be expected to:

i) Be resilient to flooding through design and layout;

ii) Incorporate appropriate mitigation measures, such as on-site flood defence works and/or a contribution towards or a commitment to undertake and/or maintain off-site measures;

iii) Not increase flood risk to other properties or surrounding areas; and

iv) Not affect the integrity or continuity of existing flood defences

C Suitable measures to deal with surface water will be required on all

sites in order to minimise the likelihood of new development increasing flood risk locally. Any developments that could lead to changes in surface water flows or increase floodrisk should be managed through the incorporation of Sustainable Drainage Systems (SUDS), which mimic natural drainage patterns, unless this is not technically feasible, or where it can be demonstrated that ground conditions are unsuitable for such measures.

D The Council may require developers to restore culverted watercourses within regeneration or development sites to a natural state (i.e. break the channel out of culvert, remove redundant structures, replace/ improve existing structures to a restored watercourse profile) in order to reduce flood risk and provide local amenity and/or ecological benefits.

E To contribute to the enhancement of watercourses in accordance with the objectives of the Water Framework Directive, developers will be expected to work with the regulating authorities to develop watercourse restoration schemes.

F Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding will be supported, subject to the proposal having no other adverse effects on local amenity and/or flood risk elsewhere. Where new flood related infrastructure is proposed opportunities for delivering environmental improvements including biodiversity gain and green infrastructure delivery should be fully considered by those delivering the project.

Explanation

7.7 Within South Derbyshire around one fifth of the district is at flood risk. In total more than 6,500 homes and businesses are located in areas of high and moderate flood risk and climate change could increase the number of properties at risk.

7.8 There are many causes of flooding including river (fluvial) flooding, surface water run-off (pluvial) flooding together with flooding from sewers and drains, culverted watercourses, groundwater, as well as through breaching/overtopping of flood defences and from artificial sources such as canals and reservoirs. The risk of flooding can never be totally removed, however through good planning, management and use of sustainable flood mitigation and drainage approaches, the risks and consequences of flooding in many areas can be reduced.

7.9 The effect of flooding on development, and the impact which new development may have on flood risk, is an important issue in making land use decisions. The Council's Strategic Flood Risk Assessment (SFRA) defines the Flood Zones for South Derbyshire and provides the

necessary evidence to support the application of the sequential approach when allocating sites through the Local Plan and in considering applications for planning consent.

7.10 The risk of flooding has informed the spatial strategy for the District, which proposes to locate development predominantly in areas with a low risk of flooding and avoid further greenfield development within the functional floodplain or areas at flood risk.

7.11 Planning applications for development proposals of 1 hectare or greater in Fluvial Flood Zone 1 and all proposals for new development located in Fluvial Flood Zones 2 and 3 will be accompanied by a site specific Flood Risk Assessment (FRA). This should identify and assess the risks of flooding from all sources to and from the development and demonstrate how flood risk will be managed and where possible reduced by the careful design and layout of development proposals. For major developments in Flood Zone 1, the FRA should identify opportunities to reduce the probability and consequences of flooding. The Council will also expect flood risk assessments to be prepared where there is clear evidence that proposals could be affected by surface water flooding or could increase flood risk elsewhere.

7.12 The development of sites with a higher risk of flooding will be considered where development is necessary to deliver wider sustainability objectives, for example, the essential regeneration of a previously developed site, or to support the maintenance or improvement of flood management infrastructure to communities affected by high levels of flood, for example development in Hatton. In such instances the District Council will undertake the 'Exceptions Test' as set out in the National Planning Policy Framework and associated technical guidance and will seek to work closely with the Environment Agency and the Lead Local Flood Authority (Derbyshire County Council) in order to ensure that appropriate measures to reduce flood risk locally are secured.

7.13 New development should minimise the risk of flooding to people, property and the environment. Development can help to mitigate and manage flood risk through the incorporation of Sustainable Drainage Systems or SUDS. These systems may include surface water storage areas, flow-limiting devices, infiltration areas or soakaways.

7.14 The Council will seek to support proposals for flood risk management schemes bought forward during the life of the Plan which reduce flood risk for local communities and contribute towards other strategic objectives set out within the Local Plan. The District Council will work with the Environment Agency and other stakeholders to identify funding opportunities and develop flood risk management schemes and infrastructure wherever possible.

Delivering sustainable water supply, drainage and sewerage

Policy SD3 Sustainable Water Supply, Drainage and Sewerage Infrastructure

A **The Council will work with Derbyshire County Council, Water Companies, Developers, and other Authorities and relevant stakeholders to ensure that South Derbyshire's future water resource needs, wastewater treatment and drainage infrastructure are managed effectively in a coordinated manner by:**

i) **Ensuring that adequate water supply, sewerage and drainage infrastructure needed to service new development is delivered in tandem with identified growth;**

ii) **Supporting activities by the Water Companies to reduce demand for water and in turn suppress sewerage and discharge effluent volumes by ensuring that water consumption is no more than 110 litres per person per day (including external water use) as estimated using the Water Calculator methodology[1] or all water fittings do not exceed the performance set out in Table 5 below;**

iii) **Working with the County Council (as Lead Local Flood Authority or other appropriate body), to ensure new developments incorporate sustainable drainage schemes that reduce the demand for potable water supplies and mimic natural drainage, wherever practicable. In bringing forward SUDS, as a means of managing surface water run-off, developers will be expected to design schemes to improve river water quality and reduce pressure on local drainage infrastructure and deliver biodiversity gain on sites;**

iv) **Ensuring that all relevant developments within the catchment of the River Mease, support the delivery of the River Mease Water Quality (Phosphate) Management Plan, by means of financial contribution, in order that the unmitigated addition of phosphorous does not lead to deterioration of the Mease Special Area of Conservation.**

B **Foul flows generated by new development will be expected to connect to the mains sewer. Only where a connection to the mains sewer is not technically feasible (given the nature and scale of proposals) will discharges to package treatment works, septic tanks or cess pits be permitted. Developments that utilise non-mains drainage will only be permitted where proposals do not give rise to unacceptable environmental impacts.**

C Surface water from new development will be expected to be managed using SUDS; discharge to watercourse; or connection to surface water mains sewer. Only where these options are not technically feasible and in consultation with Water Companies, will surface water discharges to a combined sewer be permitted.

Explanation

7.15 According to the Environment Agency the quality of our water environment has improved in recent years. However, the Water Framework Directive requires water in our rivers, canals, lakes and underground sources to meet even higher quality standards in the future.

7.16 Meeting tighter water quality targets will be challenging in the face of supply and demand uncertainties associated with climate change and housing and employment growth over the plan period. Planning Authorities have a key role to play in supporting the Environment Agency, Water Companies and local communities to meet these Water Framework Directive targets.

7.17 Future housing and employment growth, coupled with anticipated reductions in water output and availability as a result of climate change within their Strategic East Midlands Water Resource Zone has led Severn Trent Water (STW) to conclude in its current and emerging Water Resources Management Plan (WRMP) that without demand management there would be insufficient water available to meet identified demand by the end of the Plan period. STW considers that Local Authorities will play a key role in supporting its demand management strategy. Most communities in South Derbyshire are supplied by Severn Trent.

7.18 South Staffordshire Water supplies a number of smaller villages in the southern part of the District together with homes and businesses in Hilton, Repton, Etwall, Willington, and Findern. There is less pressure on water resources in this area. However, villages located to the north of Burton upon Trent are supplied by reservoir/storage tanks at Winshill and Outwoods. Future growth in Burton upon Trent is likely to increase pressure on these reservoirs and as such additional growth in South Derbyshire to the north of Burton will also add to the demand for local storage and supply. In addition, much of the southern part of the District falls within the catchment for the River Mease which is at saturation point for receiving effluent flows, whilst sewage treatment works at Milton (which serves Willington and Repton) and Findern are currently operating above their consented capacity.

7.19 Whilst water resources available within the South Staffordshire Water Resource Zone could meet demand as a whole, local infrastructure

and environmental constraints summarised above justify the need for suppressing water demand (and hence waste water discharges) across communities in this water resource zone also.

7.20 In light of this the Council will require that all new homes in South Derbyshire will be constructed to ensure that water use is no more than 110 litres per person per day (including external water use) as estimated using the Water Calculator methodology or all water fittings do not exceed the performance set out in table 5 below:

Table 5: Local Water Requirements (based on water fittings)

Water Fitting	Additional Local Level
WC	4/2.6 litres dual flush
Shower	8 litres/minute
Bath	170 litres
Basin Taps	5 litres/minute
Sink taps	6 litres/minute
Dishwasher	1.25 litres/place setting
Washing Machine	8.17 litres/kilogram

7.21 Many recent large-scale developments within South Derbyshire have incorporated Sustainable Drainage Systems or SUDS. However these systems usually consist of a piped drainage system which discharges to a large retention basin, which allows a controlled volume of water to discharge to a local watercourse. Whilst such systems are useful in dealing with flood risk and reducing pressure on the local sewerage network, they often do little reduce the need for potable water demand; improve water quality and tackle diffuse pollution; contribute towards ground water recharge or significantly improve biodiversity and amenity.

7.22 The Flood and Water Management Act (2010) designates the County Council as the 'Lead Local Flood Authority' in Derbyshire. One of the new statutory duties for the County Council is to advise the District Council on the adequacy of proposals to manage surface water on development sites.

7.23 The River Mease is a Special Area of Conservation (SAC) protected under European law due to the importance of the species and habitats it supports.

7.24 Historic survey work carried out by the Environment Agency revealed that the quality of the water in the river was poor, mainly due to high

phosphorous levels. As a precaution against increasing phosphorous levels, between 2009-2013 , new development within the River Mease Catchment was restricted, leading to delays in planning applications and a knock-on effect on the local economy.

7.25 South Derbyshire, together with other neighbouring Authorities (Lichfield District Council and North West Leicestershire District Council) has agreed a scheme, which will ensure that the integrity of the site is not put at risk as a result of further development. Under the new scheme, housebuilders will have to make a financial contribution where they seek to build new homes which discharge to the mains sewer in Overseal, Netherseal, Lullington and Smisby.

7.26 The contribution will depend on the number of properties built, their size and the water efficiency of each new home. Commercial developments will also be expected to pay a contribution dependent on the size and scale of the development proposed.

7.27 Contributions will be used to undertake a number of actions to reduce phosphorous levels thereby ensuring that new development does not lead to deterioration in water quality, or cause a net increase in phosphorous levels.

7.28 In many rural parts of the District, it is not always possible for new or existing development to connect to the mains sewer network. However a proliferation of private foul water treatment plants could increase diffuse pollution and lead to a deterioration in water quality. This in turn could undermine efforts to achieve Water Framework Directive targets in the District's ground and surface waters as set out in the Humber River Basin Management Plan. As a result the Council will seek to ensure that small scale developments, such as single dwellings, connect to the mains sewerage system, where these are located within 30m of the sewer. For larger developments the Council will seek mains connection on a case by case basis where developments are based more than 30m from a sewer.

7.29 However in many rural locations the costs of connecting to the foul sewer can be prohibitive, especially for small isolated developments located some distance from the nearest mains sewer. Where it can be demonstrated to the satisfaction of the Council and the Environment Agency that connection to the foul sewer is not technically feasible or financially viable the Council will pursue drainage options in the following order:

- Discharge to package treatment plants
- Discharge septic tanks
- Discharge to cess pit

7.30 Discharges to cess pit will only be permitted in exceptional

circumstances where it can be demonstrated that other non-mains drainage solutions are inappropriate or could lead to significant environmental effects. This is because cess pits require ongoing emptying by tanker and where this doesn't happen in a timely manner the likelihood of a pollution incident can be high.

Contaminated Land, Land Instability and Mining Legacy Issues

Policy SD4 Contaminated Land and Mining Legacy Issues

A Planning permission for development on land which is known to comprise made ground or which is unstable, contaminated or potentially contaminated, will only be granted where the applicant has demonstrated through appropriate investigations, that the scheme will incorporate any necessary remediation measures to protect human health and/or the natural environment.

B The Council will work with Developers, the Environment Agency, Natural England and the Coal Authority and other relevant Authorities and organisations to bring forward the regeneration of derelict, unstable or contaminated sites and investigate options for the sustainable management of rising mine water levels within the South Derbyshire Coalfield.

Explanation

7.31 The presence of contamination can affect or restrict the use of land but development can address the problem for the benefit of the wider community and bring the land back into beneficial use. The presence of instability in land can also be a concern and when new development is proposed it is necessary to ensure that new buildings and their surroundings are safe for future occupiers and other users.

7.32 Within South Derbyshire there are many areas affected by contamination, land instability or mining legacy issues. These areas tend to be sites used historically for industry, including manufacturing; coal mining and other mineral extraction. Occasionally however contamination can arise from natural sources. Similarly, instability may have various causes but in South Derbyshire key concerns relate to extensive areas of recorded mining activity in the South Derbyshire Coalfield around Swadlincote. Whilst most past mining is benign in nature, potential public safety and stability problems can be triggered and uncovered by development activities.

7.33 In assessing whether land contamination or instability is an issue to be

taken into account when a planning application is submitted, the Council will have regard to a range of information sources including information provided by developers and third parties, and the advice of the Coal Authority. In the case of development where the use would be particularly vulnerable to contamination (such as new homes with gardens and schools) evidence will always be required to establish whether there is any contamination, which will need to be addressed.

7.34 Closure of deep mines in the South Derbyshire Coalfield (which also covers a large part of north western Leicestershire) during the late 1980s and early 1990s was accompanied by the switching off of minewater pumps. This has led to the recovery of minewater levels in the area, which is typical of many other former mining areas across the country.

7.35 As water levels recover, metals may be leached from former workings. The potential consequences of this recovery are contamination of local watercourses by surface discharges of minewater and possible contamination of ground water.

7.36 The Coal Authority is responsible for managing the liabilities and legacies of coal mining. The Coal Authority has commissioned investigations into minewater rebound in the South Derbyshire Coalfield and is currently investigating development solutions centered on controlling water levels by the abstraction and treatment of minewater. It is currently unclear whether there will be a need for action to ensure that rising minewaters do not affect the natural environment of South Derbyshire but if action is required the District Council will work constructively with the Coal Authority, UK Coal, the Environment Agency and others to ensure that water courses and ground waters are protected.

Minerals Safeguarding

Policy SD5 Minerals Safeguarding

A The Council will consult the Minerals Planning Authority (Derbyshire County Council) on any planning applications for non-minerals development which fall within the boundary of a minerals safeguarding area.

B The Council will not permit other development proposals in mineral safeguarding areas where they might sterilise economically workable mineral deposits, except where development conforms with the criteria set out in the minerals safeguarding policy included in the Derbyshire Minerals Local Plan.

C Within South Derbyshire extensive minerals resources are located along the Trent Valley (sand and gravel) and within the South Derbyshire Coalfield. The Local Plan has a key role in helping to safeguard commercially viable minerals resources and ensuring that new development does not lead to the sterilisation, or prejudice the future working of, important mineral reserves.

Explanation

7.37 Minerals are essential to support sustainable economic growth. It is important that there is a sufficient supply of material such as sand and gravel, coal and fireclay to provide the infrastructure, buildings, energy and goods that the country needs. However minerals are a finite resource and can only be worked where they are found and there is a need to ensure that resources are not sterilised by new developments.

Sustainable Energy and Power Generation

Policy SD6 Sustainable Energy and Power Generation

A The Council will support renewable and other energy developments and ancillary buildings or infrastructure subject to the following considerations:

i) that the environmental effects of the proposal have been appropriately considered and schemes will not give rise to unacceptable impacts on landscape or townscape character, ecology, the historic environment or cultural heritage assets.

ii) that proposals will not give rise to unacceptable impacts on local amenity, or give rise to safety concerns, as a result of noise, shadow flicker, electromagnetic interference, emissions to the air or ground, odour or traffic generation and congestion.

B Developers promoting biomass will be expected to demonstrate that biofuels will be procured from sustainable sources. Where generators propose to source wood fuel or other biomass from outside The National Forest, the applicant will be expected to locate biofuels sequentially considering fuels from regional sources, followed by the UK and international markets. Where fuels are sourced from outside the region, generators will be expected to demonstrate that no sequentially preferable fuel supply exists which is available, cost effective or meets the necessary specification.

C Any new generating plant capable of producing heating or cooling

as well as electricity will be expected to be designed and located in a way that facilitates the future connection to a local distributed energy system. Large scale commercial and residential development close to Willington and Drakelow will be expected to consider opportunities for utilising waste heat for District heating and cooling.

D Additional energy generation capacity, ancillary infrastructure and carbon capture facilities at the Drakelow and Willington Power Station sites will be supported where it can be demonstrated that development will not give rise to unacceptable amenity and environmental effects as set out above.

Explanation

7.38 The development of new energy infrastructure (renewable or otherwise) is generally supported by national planning policy as around one quarter of the UK's energy plant capacity will close as existing power stations reach the end of their design life, or are forced to close to meet European emissions targets over the next few years. However Government guidance also recognises that energy installations need to be appropriate in terms of location and design and considered on a case-by-case basis. As such whilst the Council recognises the need to have a presumption in favour of development of renewable and other energy infrastructure development, this needs to be balanced against wider environmental and social considerations in order to ensure that the negative impacts of new development do not outweigh the broader benefits that energy installations bring.

7. 39 In respect of biomass generation the Council recognises that the National Forest can play a key role both in terms of contribution of wood fuel and helping to stimulate wood fuel and biomass markets locally. The Council will seek to encourage developers wishing to develop biomass installations to use locally sourced biofuels unless it can be demonstrated to the satisfaction of the Authority that local fuels are unable to meet, or part meet the operational needs of the installation. Where fuels are procured from outside of the east or west midlands region, operators will be expected to demonstrate to the Council that biofuels are sourced from as close to the installation as practicably possible.

7.40 Energy consumed for heating accounts for nearly half of total UK final energy consumption and nearly four-fifths (78 per cent) of energy use outside the transport sector. In generating electricity many modern power stations waste large quantities of heat, which is often seen as a cloud of steam rising from cooling towers. Even in modern power stations such as those proposed at Willington or Drakelow, the efficiency of the plant is seldom above 50% and by using waste heat

the efficiency of power plants can increase to as much as 80%.

7.41 Wherever possible, the Council will seek to ensure that new power stations are designed and located where low-grade waste heat can be utilised for heating or cooling local businesses and homes. Developers will be expected to identify any local opportunities for the utilisation of waste heat and design schemes in a manner which enables the connection and distribution of usable heat to existing or future development should opportunities arise.

7.42 Similarly, subject to already consented power stations being built in Drakelow and Willington, it is likely that significant volumes of waste heat could be available for heating and cooling local homes and businesses. All new large-scale development within 5km of proposed power station sites will be expected to fully investigate opportunities for using waste heat.

7.43 In respect of the proposed power station sites at Drakelow and Willington the Council accepts that these sites will generate significant investment and will create jobs both during their construction and operation. Once developed the Council will support future proposals for development within the sites of existing power stations for additional and ancillary energy infrastructure or carbon capture and storage needed to support the on-going operation of the sites, subject to any plans conforming with this and other polices set out in this Plan.

7.44 The Government has recently extended permitted development rights so that planning applications need no longer be submitted to the Council for many types of small scale renewable or low carbon energy or heat generation technologies. Where planning permission is required the Council will support the development of small-scale renewable and low carbon energy generation subject to proposals complying with this and other policies set out in the Local Plan including those which seek to protect local landscape and cultural heritage features.

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8 Built & Natural Environment

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BUILT AND NATURAL ENVIRONMENT

Introduction

8.1 South Derbyshire is predominantly a landscape of compact villages set in farmland and parkland. Historic estate parklands, often annexed to villages, play a large role in local distinctiveness. Tree planting within the National Forest is changing the rural appearance in the southern part of the District.

8.2 There are some settlements which owe their existence to non-agricultural industry, or have been heavily influenced by it. Melbourne became a minor centre for framework knitting and textiles from the 1760s and at Shardlow a new settlement was established by the coming of the Trent and Mersey Canal. Swadlincote became a globally important sanitaryware pottery town in the 19th century.

8.3 The varied local distinctiveness of the District's villages is often a reflection of the period when the local economy was most thriving. At Swadlincote, for instance, the buildings reflect the late 19th and early 20th centuries when the sanitaryware and heavy clay industries were at their height. At King's Newton, the main street of timber framed and stone houses recalls the 17th century when it was a settlement of relatively prosperous yeoman farmers.

8.4 Today the historic environment is recognised by the District Council as a foundation for future investment, quality of life, tourism and healthy lifestyles.

8.5 South Derbyshire's natural environment includes a wide range of landscapes that are formed by many factors, including the underlying soils, climate, habitats – and human influence, both past and present.

8.6 Our landscapes extend from the river valley in the north of the District to the well ordered farmland and villages in the south, Our landscapes are valued by people for a variety of reasons and each is characterised by its own pattern of geology, landform, soils, vegetation, land use and human settlement, which create local distinctiveness.

8.7 Large modern developments, coupled with landscape scale changes associated with farming, tree planting and habitat creation in the National Forest have the potential to significantly alter the character of the District's landscape. High quality design therefore plays a central role in planning new developments in both the built and natural environments and is integral to the Local Plan.

Design Excellence

Policy BNE1 Design Excellence

A All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life by adhering to the Design Principles below.

i) Design Principles

a) Community safety:
New development should be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and appropriate demarcations between public and private areas;

b) Street design, movement and legibility:
Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport;

c) Diversity and community cohesion:
New development should be designed to be diverse, vibrant, possess a sense of place and encourage social interaction.

d) Ease of use:
New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;

e) Local character and pride:
New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics;

f) National Forest:
Within The National Forest, new development should be encouraged to follow National Forest Design Charter[1] and

 [1] The Design Charter can be viewed at: http://www.nationalforest.org/document/information/design_charter.pdf

Guide for Developers & Planners [2] and fully reflect the forest context;

g) Visual attractiveness:
New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality;

h) Neighbouring uses and amenity:
New development should not have an undue adverse affect on the privacy and amenity of existing nearby occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses;

i) Cross boundary collaboration:
New areas of growth that span administrative, land ownership, developer parcel or phase boundaries should be considered and designed as a whole through a collaborative working approach;

j) Healthy Lifestyles:
New development should address social sustainability issues, by supporting healthy lifestyles, including through the promotion of active travel, the provision of public open space, sports and other leisure facilities.

k) Resource Use:
New development should be designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development should provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.

ii) All proposals for new development will be assessed against the Council's Design SPD;

iii) The council will decide which development proposals should be taken to a formal panel for design review.

Explanation

8.8 Sustainability, health, wellbeing, communities, local pride, tourism and economic prosperity can all flourish in well designed, people friendly places. Poorly designed places, can, and often do, lead to social, economic and environmental decline.

[2]The Guide for Developers & Planners can be viewed at: [2]http://www.nationalforest.org/document/information/develop.pdf

8.9 Local Authorities have a statutory duty under the Planning Act 2008 to encourage good design and the NPPF states that good design is indivisible from good planning. Design is one of the most powerful tools in achieving sustainable development. In working towards global causes, design is also about much smaller scale, personal and intimate factors – people, their everyday lives, health, wellbeing and happiness.

8.10 Good design gels together and improves many of the Council's key services, aspirations and statutory responsibilities, addressing large scale issues such as protecting and enhancing the unique character of the District for residents and visitors, attracting new investment, tackling crime, anti-social behaviour, road safety and social exclusion, improving health and wellbeing, strengthening communities and connecting them together. Smaller scale, but equally important issues include designing out potential problems with parking and bin collections.

8.11 The design of residential areas has a big impact on people's everyday lives and quality of life. New housing also accounts for a large proportion of new development within the District, providing a good opportunity to reflect the District's special character. It is therefore very important that the design of new housing is of a high quality. The Council recognises that volume house builders often use standardised house types, but these nationally generic solutions will not meet the requirements of our Design Principles. Standardised house types, if used, will be expected to be tailored to the local context and character of the area. 'Building for Life' is a well-founded and commonly understood methodology for assessing the design of new residential areas, and all new housing development will be expected to perform well against it, or any successor standards.

8.12 Streets make up a large proportion of the public realm and it is important that they receive the same level of attention as buildings and open spaces. Many streets, such as high streets and residential streets, will need to be designed as places that people want to spend time in, rather than being designed solely for the movement of vehicles. Streets such as this demand a new approach to design, where the needs of pedestrians and cyclists are considered first. Achieving a balance between the place and movement requirements of streets will require collaborative working between engineers, planners and urban designers.

8.13 South Derbyshire has many locally distinct and important features, including small historic towns and rural villages with a strong local vernacular style, the use of local materials such as plain clay tiles and red bricks, a former industrial town linked to the pottery industry, the river and canal landscape of the Trent Valley and the rapidly growing woodland landscape of The National Forest. The District also borders

the southern edge of Derby city and the eastern edge of Burton upon Trent, each having distinct suburban character influences. New development will be expected to relate positively to the context of the development site and the special characteristics of the District and its neighbouring settlements.

8.14 Where new areas of development span administrative boundaries, joint collaborative working between Local Planning Authorities and also between different developers will be encouraged. In order to adhere to the Design Principles within this policy, with particular reference to movement, legibility and community cohesion, land ownerships and development sites should not prejudice the development of neighbouring land or create landlocked sites. Master plans that span the full extent of growth areas are encouraged and would guide development within these areas. Design briefs and design codes could also be used to aid coherence and help achieve a more consistent design quality. In some instances, a joint, multi-site, cross-boundary design review will be appropriate in the assessment of development proposals, design briefs, design codes and master plans.

8.15 Most aspects of good design are not subjective or down to personal tastes. There are many widely accepted ingredients (contained in the NPPF and documents such as Building for Life (BfL Partnership, 2012), By Design (DETR, 2000), Urban Design Compendium (English Partnerships, 2000), Manual for Streets (DfT/DCLG, 2007) that make well designed places and the design policies below have incorporated most of these universal principles within them. South Derbyshire's Design Principles are also closely aligned with, and supported by, the National Forest Design Charter that we support.

8.16 Designs for new development will be expected to evolve by following a logical design process. Developers and their agents should begin by assessing the context and consulting to identify all the local issues, constraints and opportunities. The detailed design should stem from this assessment work. A broad vision for the site can act as a useful guide and reference point as the design develops.

8.17 Applicants are encouraged to work collaboratively with the District Council and engage in pre-application discussions. The Council's design principles can be used to guide pre-application discussions. Design and access statements, when required, should illustrate how the stages of the design process have been followed and in what manner the design principles have been addressed. Strong urban design skills can help to produce high quality site assessments and scheme visions. These skills can also help to create 'places', rather than simply delivering developments. The Council strongly encourages development teams to enlist urban design skills.

8.18 The District Council will work with developers to minimise any extra

costs associated with better design quality, whilst also emphasising that many aspects of good design are at zero or negligible extra cost to the developer. Better design has proven in many instances to sell houses quicker and raise values.

8.19 The implementation of this policy will be assisted, when appropriate, by further local studies and design guidance, including urban characterisation and landscape characterisation studies, design briefs, design codes and Supplementary Planning Documents. This local evidence will be used to inform and guide planning decisions.

Cultural Heritage

Policy BNE2 Heritage Assets

A Development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time.

These assets include:

i) Conservation Areas
ii) Scheduled Monuments
iii) Listed buildings
iv) Registered historic parks and gardens
v) Undesignated heritage assets on the local list

B Particular attention will be paid to:

i) the heritage of the Trent Valley, including its prehistoric remains, ancient crossing points and the transport heritage of the Trent Navigation, Trent and Mersey Canal, and the railways;

ii) the complementary relationship that exists in many cases between estate parklands and villages. Often they are integral parts of a conservation area, or form part of a conservation area setting. The management and care of these landscaped grounds is material to the character of the adjacent villages.

iii) the industrial heritage of Melbourne, Shardlow, Swadlincote and Ticknall. Most of this historic industry has now gone, but the surviving structures and landscape evidence continue to exert a huge influence on the character of these places.

C The Council will promote the respect for, and protection and care of, the historic environment by:

i) developing a local list of undesignated heritage assets, covering the same categories as the designated assets in the national list, in accordance with the best practice guidance issued by English Heritage.

ii) considering the further use of Article 4 directions, reinforced through grant schemes where possible and enforcement action where necessary.

iii) periodic production and updating of conservation area appraisals and management plans.

iv) measures to tackle heritage "at risk", including service of urgent works and repairs notices where necessary.

D The District Council will work with private owners and developers to bring forward opportunities to secure the long-term future, sensitive use or re-use of under-utilised buildings, and the development of gap sites in conservation areas where development is beneficial to the character and appearance of the area. The District Council will also seek opportunities to improve public access to existing heritage features associated with new development schemes.

Explanation

8.20 The historic environment is central to the identity of the South Derbyshire district. There are:

- 22 Conservation Areas including the Trent and Mersey Canal (which is a conservation area along its entire length).
- Four conservation areas subject to an Article 4 Direction (Shardlow, Ticknall, Twyford and Melbourne).
- 711 listed buildings, of which 49 are grade I and 51 are grade II* listed. 42 listed buildings are recorded on the national and local at risk registers.
- 22 Scheduled Monuments.
- 5 registered historic parks and gardens comprising Calke Abbey (Grade II*), Elvaston Castle (Grade II*), Melbourne Hall (Grade I), Swarkestone Hall (Grade II*) and Bretby Hall (Grade II).

8.21 Unlike the scattered settlement patterns in certain areas of the country, most South Derbyshire settlements have a focal point of some kind, typically a church, a public house or an open space. Most settlements also have clearly defined limits. In some cases, historic identity has been eroded by large residential estates, as at Aston, Etwall, Findern, Hilton and Willington. Ribbon development has eroded local character as at Overseal and between Woodville and Hartshorne, and there are some large industrial estates. However, with some exceptions, the historic settlement pattern and prevailing landscape character remain clear and legible.

8.22 The historic parklands of the district are a mixture of man-made and natural features. Some are publicly accessible in part e.g. Calke, Melbourne, Elvaston, while others are experienced by passing by or through them e.g. Repton Hayes and Repton Park, Newton Park (Newton Solney), Catton, Bretby and Radbourne. In many cases their care and management is material to the character of the adjacent villages. Often they are integral parts of a conservation area, or form part of a conservation area setting.

8.23 The historic buildings of the district are predominantly of brick, with relatively few buildings over 300 years old except for the parish churches. During the peak period of building activity from the late 18th century to the First World War, most roofs were covered with Staffordshire blue tiles or Welsh slate. There is some local variation in materials; outcrops of limestone at Calke and Ticknall, and of gritstone at Stanton by Bridge and Melbourne, are reflected in the extensive use of these materials locally, often in conjunction with brick. In the Swadlincote area there is extensive use of smooth red moulded brick, terracotta and glazed brick.

8.24 The arable lands of the Melbourne area gave rise to a distinctive market garden landscape in the 19th century, of which only fragments remain. Meanwhile, the extensive pasturelands in the south and north-west areas of the district supported a pattern of smaller settlements producing cream and cheese.

8.25 The Trent Valley in South Derbyshire is rich in prehistoric remains (some of them scheduled ancient monuments) which are both important and vulnerable because of the mineral value of the Trent valley gravels. Swarkestone Bridge is the longest piece of mediaeval bridge work in the country. In the 18th and 19th centuries the Trent Valley was developed as a transport corridor first by the Trent Navigation (from 1699), then the Trent and Mersey Canal (1766-77), and then the railways.

8.26 To help ensure that the special architectural and historic interest of listed buildings is preserved and enhanced, the Council assists in up dating the Derbyshire County Council and English Heritage lists of

listed buildings "at risk" of loss or damage through decay or neglect. Where possible, action is taken to secure the preservation of those most at risk.

8.27 Community facilities, such as a pub, school or chapel, may be of as much importance to social and cultural life as they are to heritage. The Council encourages communities to register these as "assets of community value", thereby giving the community an option to assemble a purchase plan before they can be openly marketed for sale.

8.28 Where appropriate, studies will be undertaken to inform and understand the contribution that heritage assets make to the District's character, identity and history. These may include:

- the production and review of Conservation Area appraisals and management plans;
- the application of design and heritage guidance (for example Area Action Plans, Supplementary Planning Guidance or design briefs);
- formulation of a local list of heritage assets.

8.29 Where enabling development is proposed the District Council will expect the applicant to demonstrate that this development is necessary to secure the long-term use or protection of the site or heritage asset and demonstrate that the benefits of the scheme outweighs the harm of allowing development which would ordinarily be unacceptable when considered against relevant policies set out in this plan.

8.30 To supplement this strategic policy the Council will develop further heritage polices through the Local Plan Part 2 and other relevant planning documents. This will ensure that clear policies are included within the Council's development framework to guide how the presumption in favour of sustainable development will be applied locally in respect of heritage issues.

Biodiversity

Policy BNE3 Biodiversity

A The Local Planning Authority will support development which contributes to the protection, enhancement, management and restoration of biodiversity or geodiversity and delivers net gains in biodiversity wherever possible by:

i) Protecting sites of International, European, National and

County importance, together with local nature reserves, from inappropriate development within and adjacent to sites;

ii) Delivering long term plans to restore the River Mease Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) to a more natural condition and improve water quality within Mease and other catchments failing to meet Water Framework Directive objectives.

iii) Developing and maintaining a District-wide ecological network of SSSI's and local wildlife sites together with corridors and stepping stones sites to support the integrity of the biodiversity network, prevent fragmentation, deliver ecosystem services and enable biodiversity to respond and adapt to the impacts of climate change.

iv) Supporting and contributing to the targets set out in the Lowland Derbyshire and/or National Forest Biodiversity Action Plan (BAP) for priority habitats and species

v) Protecting ancient woodland and veteran trees from loss, unless the need for, and benefits of, the development in that location clearly outweigh the loss

B Planning proposals that could have a direct or indirect effect on sites with potential or actual ecological or geological importance including:

- Internationally important sites
- Nationally important sites (such as SSSIs)
- Sites of County importance (such as Local Nature Reserves, Local Wildlife Sites and Local Geological Sites)
- Ancient woodlands, veteran trees and hedgerows
- Priority habitats and species

will need to be supported by appropriate surveys or assessments sufficient to allow the Authority to fully understand the likely impacts of the scheme and the mitigation proposed. Where mitigation measures, or exceptionally, compensation cannot sufficiently offset the significant harm resulting from the development and/or where the development can potentially be located on an alternative site that would cause less or no harm, planning permission will be refused.

Explanation

8.31 The natural environment of the District remains under pressure from a combination of poor land management, agriculture, built development and disturbance. The River Mease, arguably the District's most important wildlife site, is being negatively impacted by elevated levels of nutrients as result of discharges from local Waste Water Treatment Works, agriculture and urban diffuse pollution. Only 17% of the County's SSSIs are in a favourable condition, with the remainder at best in an 'unfavourable recovering' condition, and in South Derbyshire less than a third of our 156 County Wildlife Sites are recorded as being positively managed for wildlife. Wildlife sites are generally dispersed with limited connectivity between them. It is in this context that the Council is seeking to deliver Government pledges to halt the loss of biodiversity by 2020, a key target of both the National Planning Policy Framework and Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services.

8.32 The scale of development growth in South Derbyshire over the Plan period is both a challenge and an opportunity. It is likely that in the short term development will inevitably have a negative impact on biodiversity and geodiversity, but growth on the scale proposed provides real opportunities to deliver landscape scale change. Growth can provide enhanced linkages and green infrastructure by supporting projects such as the National Forest or environmental improvements within the Trent Valley. It can help secure the long term management of sites; create opportunities to deliver biodiversity gain onsite by generating financial contributions, or development works which will contribute to the restoration and environmental enhancement of the local environment.

8.33 The benefits growth can have are reflected by a number of on-going projects within the District. Minerals works along the Trent Valley have created new wildlife sites at Drakelow, Willington and Shardlow. Housing, employment and minerals developments in the south of the District have helped The National Forest Company and other partners positively change the local landscape and on the way have contributed to the planting of 8 million trees increasing forest cover from 6% in the early 1990's to 20% in 2014, with almost a quarter of planting delivered through the planning system. The recently adopted River Mease Developer Contribution Scheme is ensuring new development does not lead to further deterioration of the SAC as a result of new development, by helping to restore the river to a more natural state and will, over time, contribute towards reducing damaging nutrients within the River.

8.34 Where development is proposed that could have a significant impact on the environment, the Council will expect proposals to be accompanied by appropriate ecology surveys and/or geodiversity

assessments. These will need to be undertaken by suitably qualified professionals, at the appropriate time of year and will include an assessment of the likely impacts of the proposal and any necessary mitigation or compensation measures, including where relevant improved public access and interpretation of findings.

8.35 Where development could affect the River Mease SAC, the Council will expect developers to provide sufficient information as may be necessary to allow the Authority to undertake a Habitat Regulations Assessment.

8.36 Ancient woodland, together with ancient/veteran trees, represents an irreplaceable semi natural habitat that does not benefit from full statutory protection. The National Planning Policy Framework is supportive of ancient woodland and ancient trees and states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Landscape

Policy BNE4 Landscape Character and Local Distinctiveness

A The character, local distinctiveness, and quality of South Derbyshire's landscape and soilscape will be protected and enhanced through the careful design and sensitive implementation of new development.

B Developers will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features within development sites unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character. Development that will have an unacceptable impact on landscape character (including historic character), visual amenity and sensitivity and can not be satisfactorily mitigated will not be permitted.

C In bringing forward proposals developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in The Landscape Character of Derbyshire. Proposals should have regard to the woodland and tree planting, landscape management and habitat guidance set out in this document and demonstrate that mitigation proposals are appropriate to the character of the landscape.

D Within the National Forest Area developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in the National Forest Landscape Character Assessment both within the design of the scheme and in the incorporation of woodland planting and landscaping.

E The Council will seek to protect soils that are 'Best and Most Versatile', (Grades 1, 2 and 3a in the Agricultural Land Classification) and wherever possible direct development to areas with lower quality soils.

Explanation

8.37 The National Planning Policy Framework (NPPF) establishes national policy on a range of planning issues including landscape issues such as designated and undesignated landscapes, development in the countryside, the natural and built environment and local character and distinctiveness.

8.38 The NPPF includes as part of its core principles, that planning takes account of the different roles and character of different areas recognising the intrinsic character and beauty of the countryside and its contribution towards conserving the natural environment. The NPPF also states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.

8.39 The scale of new development proposed over the Plan period could significantly affect the visual quality and diversity of the landscape in South Derbyshire. In order to ensure that landscape change resulting from new development is managed, Derbyshire County Council, The National Forest and the District Council have undertaken Landscape Character Assessments and area appraisals to help inform the location of new development sites.

8.40 These assessments seek to differentiate between landscape types based on geology, soil, landform, land use, woodland cover, enclosure and settlement pattern. By identifying the features, or elements, which contribute to the special character of different landscape types, these assessments can help developers design and locate their development projects in order that landscape impacts are minimised.

8.41 The Council will expect all developments to demonstrate how they respect local landscape character and where practicable contribute towards enhancing landscape character.

8.42 The National Planning Policy Framework states that planning authorities "should take into account the economic and other benefits of the best

and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality". The Council recognises that development (soil sealing) has an irreversible and adverse impact on the finite national and local stock of BMV land. Avoiding loss of BMV land is a priority as mitigation is rarely possible. Retaining BMV land enhances future options for sustainable food production.

9 Infrastructure

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INFRASTRUCTURE

Introduction

9.1 The scale of new development proposed in the Local Plan necessitates improvements to local physical, social or green infrastructure. Previous consultations on the Plan have consistently highlighted local concern about the capacity of local infrastructure to accommodate large scale growth. The main concerns raised tend to reflect the effect new development will have on an already stretched road network, the capacity at local and secondary schools, and access to healthcare. To a lesser extent concerns are often raised about other facilities such as children's play areas, activities for teenagers or the need for a local shop.

9.2 As strategic sites are developed for housing, the necessary infrastructure needs to be in place in time to meet the needs of the existing and new (local) population. The necessary infrastructure requirements resulting from the development of the strategic sites identified in the Local Plan will be identified, costed, sources of funding identified and timetabled to fit with the development of the strategic site itself. This information is set out in an Infrastructure Delivery Plan (IDP), which is a living document. Any gaps in funding will be identified and factored in to the District's Community Infrastructure Levy (CIL). CIL enables funding to be pooled and then used to fund the infrastructure necessitated by new development. The (NPPF) states that local planning authorities should set out strategic priorities for their areas to deliver the provision of health, community and cultural infrastructure and other local facilities.

9.3 The provision of adequate leisure, community and cultural infrastructure is essential to the creation of sustainable communities. These facilities help to create social cohesion, and encourage people to feel a sense of pride and belonging in their local areas. Many of our communities are supported by town or village halls, community centres, post offices, public houses, libraries, allotments, sport and recreational facilities, places of worship, education facilities (including nurseries and youth clubs) and health and social care facilities.

9.4 The provision of new dwellings will create an increase in demand for these facilities and it is important to ensure that suitable provision is made for this growth in the community and the increased demand that will be placed on local community facilities.

9.5 Our lives are enriched by the green spaces which surround us. Some of these public spaces, like public parks, are planned and designed. Others, such as the river corridors or ancient woodland, may be more natural. Sometimes our green assets are unintended consequences of other kinds of planning - motorway verges, railway embankments and historic canals provide a network of connected green spaces. Up until recently, these assets have generally been thought of in terms of

single functions. Parks were conceived of as areas for play and recreation. Wildlife reserves were places dedicated to the preservation of particular habitats or species.

9.6 Increasingly, however the green spaces which are dotted around our towns and villages are being viewed not as individual assets with a single purpose, such as playing field, wildlife site or floodplain which are unrelated to each other, but rather as a complementary network of 'Green Infrastructure' or GI. These elements perform a vast range of functions and deliver many benefits. For example playing fields can be managed for the benefit of nature, open spaces around new homes can be designed to help reduce flood risk to local communities.

9.7 Developing a network of Green infrastructure, a process which involves planning, design, implementation and management, presents an opportunity to achieve many social, environmental and economic objectives. Its multifunctional nature, with benefits enhanced through connectivity, means that GI represents an opportunity to significantly improve the value of the spaces around our towns and villages. A managed network of green spaces and habitats provide multiple benefits which exceed the sum of the individual parts. These include:

- climate change mitigation and adaptation;
- contributing to local distinctiveness;
- safeguarding and encouraging biodiversity;
- improving economic productivity;
- delivering food and energy security;
- public health and wellbeing benefits;
- Improving social cohesion;
- reconnecting people with the natural environment;
- ensuring the sustainable use of a finite land resource.

Infrastructure and Developer Contributions

Policy INF1 Infrastructure and Developer Contributions

A New development that is otherwise in conformity with the Local Plan but generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either:

i) Already in place, or

ii) There is a reliable mechanism in place to ensure that it will be delivered in the right place, at the right time and to the standard required by the Council and its partners.

B The Council will revise its Planning Obligations SPD to cover infrastructure and service requirements, including site-specific infrastructure, to be delivered through S106 Planning Obligations. Furthermore, once a Community Infrastructure Levy has been adopted, the Council will also operate a Community Infrastructure Levy Charging Schedule, to secure funding from new development towards infrastructure provision.

C Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.

D It is expected that development is appropriately supported and its effects mitigated, in the interests of sustainability. The viability of developments will also be considered when determining the extent and priority of developer contributions in line with the Infrastructure Delivery Plan.

Explanation

9.8 The NPPF states that "*Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver*

- *the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- *the provision of health, security, community and cultural infrastructure and other local facilities.*"

9.9 The purpose of infrastructure planning is to establish what infrastructure is required to support proposed development, its likely cost, how it can be funded, who is responsible for its delivery and the timescale over which delivery can happen. Moreover it allows the different agencies responsible for infrastructure delivery opportunity to align their planning processes through constructive discussions.

9.10 Joint working with neighbouring local authorities, such as that between South Derbyshire District Council, Derby City Council, Amber Valley Borough Council and Derbyshire County Council, and other agencies such as utility companies is often a more cost-effective approach than a single authority working in isolation.

9.11 Historically the Council has relied on developer contributions secured through Section 106 of the Town and Country Planning Act to secure improvements to local infrastructure. However from 2015 it will not be possible to 'pool' more than five contributions to deliver strategic

infrastructure needed to support large scale growth such as roads or schools. The Council is therefore looking to develop a Community Infrastructure Levy which can offer greater flexibility for funding infrastructure necessary to support growth.

Community Infrastructure Levy (CIL)

9.12 The Community Infrastructure Levy came into operation via Regulations published in April 2010. Further Community Infrastructure Levy (Amendment) Regulations came into force in April 2011, November 2012 and April 2013.

9.13 Planning Obligations may be sought from any development that has an impact requiring mitigation. Contributions through CIL will be in accordance with the CIL regulations. There is no minimum threshold size for CIL; single dwelling sites upwards could be subject to the tariff. The Council will work with infrastructure providers, local communities and other key stakeholders to develop a Community Infrastructure Levy Charging Schedule. The rates and payment details for CIL, together with any reductions in the charge, will be set out in the Charging Schedule, which will be subject to independent examination, to ensure that the levy is reasonable and will not make development unviable. The rate will be reviewed every 3 – 5 years following consultation with providers, landowners and developers. The detailed specification of on-site contributions will be set out in the relevant site allocation.

Transport

9.14 The NPPF indicates that planning should seek to reduce the need to travel and encourage modal shift away from the use of cars and heavy goods vehicles towards public transport, cycling, walking and rail freight. Neighbouring planning authorities should work together to provide the infrastructure needed to support sustainable development. The objectives of transport policy are to support both economic growth and reductions in greenhouse gas emissions and congestion.

9.15 The **Derbyshire Local Transport Plan 2011-2026** identifies a new Swadlincote Regeneration Route as a scheme with potential for further appraisal in association with land use plans. Reference is made to investigative work undertaken to date, including geotechnical and ecological surveys and preliminary design.

9.16 Swarkestone bridge and causeway is identified as a problem, with a Scheduled Ancient Monument carrying a principal road on an alignment not suited to the volume or mix of traffic using it. The development of a potential alternative highway route is identified as having potential for appraisal as a County Council sponsored scheme.

Policy INF2 Sustainable Transport

A i) Planning permission will be granted for development where:

a) travel generated by development, including goods vehicle movement, should have no undue detrimental impact upon local amenity, the environment, highway safety, the efficiency of transport infrastructure and the efficiency and availability of public transport services; and

b) appropriate provision is made for safe and convenient access to and within the development for pedestrians, cyclists, public transport users and the private car; and

c) car travel generated by the development is minimised relative to the needs of the development.

ii) In order to achieve this, the Council will secure, through negotiation, the provision by developers of contributions towards off-site works where needed.

iii) In implementing this policy account will be taken of the fact that in more remote rural areas there is often less scope to minimise journey lengths and for the use of non-car modes.

iv) Planning applications for development with significant transport implications should be accompanied by a Transport Assessment and Travel Plan identifying the transport impacts of the proposal and measures needed to meet the criteria set out in Part 1 of this policy. Travel Plan measures should be funded by developer contributions appropriate to the impacts on the transport network caused by the development. For development that is expected to have less significant transport implications, planning applications shall be accompanied by a Transport Statement.

B Walking and Cycling

i) The Council will work in partnership with County Councils, neighbouring local authorities, the National Forest Company, charitable organisations, landowners and developers to secure the expansion, improvement and protection of walking and cycling networks, including public rights of way, cycle routes, greenways and supporting infrastructure. Routes should be coherent, direct, continuous, safe, secure and attractive and should contribute to the wider green infrastructure network wherever possible.

ii) Where a need is identified in Part 1 of this policy, the Council will

seek to negotiate the provision by developers of contributions toward new, or the enhancement of existing, walking and cycling routes and supporting infrastructure.

iii) Development that is likely to prejudice the use of disused railway lines or canals for walking, cycling or horse riding will only be permitted, where it can be demonstrated that there would be no practical prospect of implementation in the future.

iv) Cycling and greenway network proposals will be identified in Supplementary Planning Documents.

C Public Transport

i) The Council will work in partnership with County Councils, neighbouring local authorities, public transport operators and community transport operators to improve public transport services, infrastructure and information provision in the district.

ii) Development should be designed and laid out in such a way as to ensure that, wherever possible, public transport services are within convenient walking distance of all site residents, staff and visitors.

iii) Where a need is identified under Part 1 of this policy, the Council will seek to negotiate the provision by developers of measures to encourage the use of public transport. These may include:

a) bus shelters and laybys

b) railway stations and public transport interchanges

c) initial financial contributions toward the cost of running public transport services

iv) Land is protected for a potential new park and ride facility at the junction of the A6 and London Road, Boulton Moor.

v) Land is protected for against development that would prejudice the establishment of a new passenger railway stations at Castle Gresley, Drakelow and Stenson Fields. Development likely to impair the continuity of the Burton to Leicester railway line or otherwise compromise the potential establishment of a passenger rail service on this route will not be permitted.

D Road & Rail Freight

i) Where appropriate development should make adequate

provision for service vehicle access, manoeuvring and off-street parking.

ii) In order to ensure that nearby occupiers are not unduly adversely affected by the transfer of goods generated by development, the Council will give consideration to the need for the control of hours of delivery and collection.

iii) Land at Tetron Point and the associated rail siding connecting to the Burton to Leicester railway line, is protected from development that would compromise its capacity to be used for rail freight purposes.

iv) Land at the junction of the A50 and A511, Foston is protected for the development of a roadside lorry park including lorry parking, refuelling and driver facilities.

E Parking

Development should include appropriate car parking provision having regard to:

a) parking standards, to be published as a Supplementary Planning Document;

b) the need to ensure that development would not have an undue detrimental impact on pedestrian and cyclist movement and highway safety;

c) the need to encourage travel on foot, by cycle and by public transport in preference to the private car by minimising parking provision;

d) the need to provide sufficient conveniently located spaces to meet the needs of people with impaired mobility;

e) the conclusions of any Transport Assessment undertaken in accordance with Part 2 of this policy;

f) the need to encourage the use of low emission vehicles.

Explanation

9.17 For the purposes of Transport Policy INF2 Part D, above, the thresholds for the submission of a transport assessment and Travel Plan will be as set out in the Department for Transport publication "Guidance on Transport Assessment", Appendix B. 'It is acknowledged that deliverable engineering interventions, such as junction improvements, may not be able to mitigate fully the highway impacts of

developments on their own. With the use of Travel Plans for developments, and the consideration of area-wide Travel Plans, reductions in private car use may be achieved, thus creating additional capacity on the road network, which will then be better able to absorb traffic increases from developments. These measures will also help contribute to the provision of more sustainable forms of transport, for example in terms of accessing the workplace.

9.18 The Council wishes to encourage walking and cycling as an alternative to car use. Supplementary Planning Documents addressing the design of new development and the provision of walking and cycling facilities, including networks of new and proposed routes, will be referred to in considering development proposals.

9.19 The enhancement of railway infrastructure and services and the integration of bus and railway services are important to the achievement of greater public transport use and the Council will seek to encourage such provision wherever opportunities arise.

9.20 Land at the junction of the A6 and A50 Derby Spur is protected for the development of a park and ride site to serve the A6 corridor. The proposal is identified in the Derby Local Transport Plan and the land has been secured as part of a Section 106 Agreement.

9.21 There have been proposals to re-establish a passenger rail service between Leicester and Burton upon Trent (The National Forest line). The project would improve the accessibility of the District to the national rail network and would provide a sustainable means of access to The National Forest. However, to date, viability assessments have indicated that the cost of operation would be such that substantial on-going public subsidy would be required. Nevertheless, the matter will be kept under review and the alignment of the Burton to Leicester railway and land that may be needed for the provision of a passenger railway station at Castle Gresley and Drakelow will be protected.

9.22 As part of transport modelling work, consideration has been given to the potential establishment of a new passenger railway station along the Derby – Birmingham railway line at Stenson Fields. The modelling indicated a relatively good level of passenger demand, indicating potential for further investigation. The site is therefore protected against development that might prejudice the provision of such a facility.

9.23 This policy aims to provide for the needs of employers whilst seeking to minimise the environmental and amenity impacts of freight movement.

9.24 The transfer of freight from road to rail can help to relieve road congestion, reduce emissions and improve highway safety. The site of a former railhead at Cadley Hill, Swadlincote offers rail freight opportunities on adjacent land, which is in employment use. This policy seeks to ensure that this opportunity is not lost by protecting the railway sidings and their connections onto the running lines. The protection of the site for rail freight shall not apply if it can be demonstrated that rail freight use is not feasible or deliverable.

9.25 There is a recognised need for the provision of overnight facilities to provide for the safety and comfort of heavy goods vehicle operators in the A50 corridor. Land is therefore reserved for the development of such a facility incorporating some 200-lorry parking spaces, overnight accommodation, a café and shower facilities.

9.26 Research published by the Department for Communities and Local Government in 2007 found that maximum residential parking standards can lead to inappropriate on-highway parking. However, the restriction of parking provision in association with non-residential development still has a role to play in encouraging the transfer of trips from the private car toward more sustainable modes.

9.27 Developers are encouraged to provide electric vehicle charging facilities. In order to future proof parking design, parking arrangements and electrical connections should be designed so that electric vehicle charging facilities can be provided or retrofitted with minimal disruption.

9.28 The National Planning Policy Framework sets out the criteria to be taken into account in determining any local parking standards. These will be referred to in preparing parking standards for South Derbyshire, to be published in the form of a Supplementary Planning Document.

Strategic Rail Freight

Policy INF3 Strategic Rail Freight Interchange

A Any proposal for the development of a Strategic Rail Freight Interchange shall meet all the following criteria:

i) an operational connection, to Network Rail track and signalling standards, to main trunk rail routes with sufficient available capacity and gauge capability of at least W8;

ii) railway wagon reception and inter-modal handling and container storage facilities capable of accommodating 775 metre freight trains carrying modern wagons.

B The elements of the development identified above shall be completed before any business units on the site are occupied.

i) An acceptable means of access to the trunk road network and parking for all goods vehicles shall be provided and operational arrangements shall minimise the use of local highways by heavy goods vehicles; and

ii) there shall be no undue amenity or safety impacts including noise, vibration, odours, light pollution and traffic generation; and

iii) the proposal shall be well designed and shall not cause undue harm to the character of the local landscape; and

iv) the proposal shall preserve the character or setting of any listed buildings, conservation areas or other heritage assets; and

v) the proposal shall not cause undue harm to features of ecological or environmental value and, where possible, shall result in biodiversity gain and enhanced environmental value; and

vi) the proposal shall not increase the surface water run-off rate from the site and shall not increase flood risk elsewhere; and

vii) an appraisal shall be made of the potential for the utilisation of waste heat from power stations for heating and cooling on the development site; and

viii) appropriate provision shall be made for convenient access to the site on foot, by cycle and by public transport.

Explanation

9.29 As a large scale infrastructure scheme, any application for such development would be determined not by the local authority but by the Secretary of State for Transport. Nevertheless, the National Planning Policy Framework requires that local authorities should develop strategies for the provision of large scale infrastructure projects such as rail freight interchanges. Accordingly, the policy identifies the criteria that South Derbyshire District Council wishes to be taken into account in the determination of any planning application for such development.

9.30 The Strategic Rail Freight Interchange Policy Guidance and the draft

National Policy Statement for National Networks, published by the Department for Transport, sets out the drivers of need for strategic rail freight interchanges and criteria to be taken into account for decision making on applications for development of this type.

9.31 The Strategic Distribution Site Assessment Study for the Three Cities Sub-Area of the East Midlands, produced by AECOM in 2010, provides a critical assessment of the relative merits of a range of potential sites for this type of use throughout the Derby, Leicester and Nottingham area.

9.32 Whilst the minimum suitable rail gauge to serve strategic distribution sites is W8, W9 gauge and above are better suited to this purpose. Whilst the highest gauge for lines passing through South Derbyshire is currently W8, this is to be addressed by rail network investment plans over coming years, which will result in some lines being upgraded to W10.

New Road Schemes

Policy INF4 Transport Infrastructure Improvement Schemes

A The Council will work with partners to deliver the following transport schemes:

i) Woodville - Swadlincote Regeneration Route

ii) South Derby Integrated Transport Link phases 1 and 2

iii) A50 junction with the A38 improvement scheme

iv) A50 junction with the A514 improvement scheme

v) Swarkestone Causeway Bypass

B Where required to mitigate the transport impacts of the development, the Council will seek to negotiate financial contributions toward these schemes. Proposals that would prejudice their implementation will not be permitted.

C In determining the detailed alignments and designs of these schemes regard shall be had to the following:

i) Minimising the impact on the environment, heritage assets and natural features;

ii) Taking full account of recreational routes along, or affected by, the schemes;

iii) Providing for the needs of pedestrians, cyclists and people with impaired mobility;

iv) Mitigating any potential flood risk impact.

Explanation

9.33 The Council will seek, where possible, to meet the transport demand arising from new development through the use of remaining capacity in the existing transport network, or by measures to encourage and enable travel by non-motorised means. However, the evidence indicates that some new highway development will be needed in order to avoid unacceptable congestion. The Council will work in partnership with Derbyshire County Council, Derby City Council, developers and other organisations to deliver these schemes.

9.34 The Swadlincote Regeneration Route will connect the junction of Occupation Lane and Hepworth Road with the A514 near the current junction with Woodhouse Street. It is needed to help deliver the regeneration of the Woodville and Swadlincote area by enabling the employment-lead redevelopment of land representing poorly restored former mineral workings at Occupation Lane in Woodville; improving access to Swadlincote Town Centre and alleviating traffic congestion and environmental impacts at the A511/A514 Clock Island. A substantial proportion of funding will be sought from the Local Enterprise Partnership Infrastructure Fund. Compulsory Purchase Orders will be used where necessary.

9.35 In planning for the development of this link, account will be taken of the need to avoid any unacceptable impacts on the wider road net work, including highways in the adjacent District of North West Leicestershire.

9.36 The South Derby Integrated Transport Link Phase 1 is needed to help mitigate the transport impact of proposed development in the Derby urban area. It will connect to the proposed T12 Link, leading from the A50/A514 Chellaston junction to the proposed Global Technology Cluster at Sinfin Moor, to Stenson Road. All potential funding sources for this link will be investigated, though a significant proportion will be expected to come from developer contributions in association with new development in the Derby Urban Area. Contributions from development within the City may be used to fund elements of the scheme within South Derbyshire, where necessary and appropriate.

9.37 The South Derby Integrated Transport Link Phase 2 would connect the A38 junction at Rykneld Road with Phase 1. Together, phases 1 and 2 would provide a complete highway connection between the A38 and the A50. Although transport modelling evidence indicates that

Phase 2 will not be required to mitigate the traffic impacts of proposed new development within the plan period, the indicative alignment is protected to serve any future growth in travel demand beyond the plan period that cannot be satisfactorily mitigated by other means.

9.38 The delivery of strategic housing development in the District will also be dependent upon the implementation of improvements to the capacity of the A50 junctions with the A38 at Burnaston and A514 at Chellaston, involving localised traffic control and localised carriageway widening, to be funded through developer contributions.

9.39 The Swarkestone Bridge and Causeway is a Scheduled Ancient Monument and is not suited to the volume and mix of traffic using it. A limited investigation showed that feasible alternative highway routes would cost between an estimated £12 million and £20 million. It will be necessary to undertake a broad range of further investigative and design work and to secure funding before any scheme can be brought to the implementation stage.

East Midlands Airport

Policy INF5 East Midlands Airport

A Within the Public Safety Zone of East Midlands Airport, as shown on the Melbourne Area Profile Map, there is a general presumption against most types of new or replacement development and certain changes of use to existing property, as described in Department for Transport Circular 1/2010.

B Within officially safeguarded areas established for East Midlands Airport, certain planning applications will be the subject of consultation with the operator of East Midlands Airport and there may be restrictions on the height or detailed design of buildings or on development which might create a bird hazard, as described in Department for Transport Circular 11/2003.

Explanation

9.40 Public Safety Zones are areas of land at the ends of runways at the busiest airports, within which development is restricted in order to control the number of people on the ground at risk of death or injury in the event of an aircraft accident. The policy objective is that there should be no increase in the number of people living, working or congregating in Public Safety Zones and that, over time, the number should be reduced as circumstances allow.

9.41 The Department for Transport Circular 1/2003 is accompanied by "Aerodrome Safeguarding Maps" which identify areas where consultation must be carried out with the aerodrome operator regarding planning applications for certain types of development. The safeguarding of such areas is neither the responsibility nor the proposal of the local planning authority.

9.42 Whilst East Midlands Airport lies outside the District, in the neighbouring district of North West Leicestershire, part of the Public Safety Zone does extend into South Derbyshire and this policy provides the means to control development within the affected area.

Community Facilities

Policy INF6 Community Facilities

A South Derbyshire District Council will:

i) Require that development that increases the demand for community facilities* and services either:

a) provides the required community facilities as part of the development, or:

b) makes appropriate contributions towards providing new facilities or improving existing facilities.

ii) Facilitate the efficient use of community facilities and the provision and upkeep of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location.

B Existing community facilities will be protected, unless it is clear that there is no longer a need to retain the use or where a suitable alternative is made.

C Community facilities should be accessible to all members of the community and be located where there is a choice of travel options.

***See Glossary for definition of community facilities.**

Explanation

9.43 In some areas there is an identified lack of community, health, education and sports facilities and significant growth is likely to in crease pressure on existing services.

9.44 The Council will seek to restrict the loss of existing built facilities to non-community uses unless it can be shown that there is no demand for retention of the site or unless an alternative facility is provided that is suitable for all users.

9.45 The Council will work with developers to identify and deliver new community facilities essential to support large scale developments within the Plan period. Wherever possible, new facilities will be expected to be multifunctional and located in areas accessible to new and existing communities.

9.46 A range of funding measures, including Community Infrastructure Levy and Developer Contributions, will be used to secure the required Facilities.

Green Infrastructure

Policy INF7 Green Infrastructure

A The District Council will seek to conserve, enhance and wherever possible extend green infrastructure in the District by working with partners to:

i) Ensure the continued protection of the District's ecological, biological and geological assets, with particular regard to sites and species of international, national and local significance;

ii) Secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure;

iii) Promote the appropriate management of features of major importance for wild flora and fauna;

iv) Support the development of the Green Infrastructure Network as proposed by the 6Cs Green Infrastructure Strategy, linking together Key Strategic Routes of regional and sub regional importance and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure provision in the following opportunity areas:

a) Trent Strategic River / Trent & Mersey Canal Corridor;
b) Derwent Strategic River Corridor;

c) Dove Strategic River Corridor;
d) Within the National Forest Area; and;
e) Around the edges of Derby City and Swadlincote;
f) Positively view proposals that seek to enhance the District's Green Infrastructure resource in support of tourism and leisure related development.

B Within the Trent Valley, or other locally determined Nature Improvement Area, the District Council will support and help deliver the landscape scale change as promoted by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership. Any development within the area defined by the Trent Valley Vision will be expected to contribute towards and assist in delivering the vision in accordance with the strategy. Such contributions may be in the form of appropriate design, suitable form and function, the delivery of Green Infrastructure, landscape and habitat enhancement, financial contributions or other mechanisms as appropriate, to deliver an overall benefit within the Trent Valley Vision area.

C All proposals for development within the catchment for the River Mease will need to demonstrate that they will have no adverse effects on the integrity of the Special Area of Conservation (SAC) either alone or in combination with other proposals and will contribute to long-term objectives to improve the condition of the site.

Explanation

9.47 South Derbyshire contains a wealth of green spaces such as river valleys and floodplains, woodlands, historic parks and gardens, public rights of way, wildlife sites and nature reserves. These spaces provide various benefits including biodiversity, visual amenity, sport and recreation. The purpose of this policy is to ensure that green spaces are conserved, and enhanced.

9.48 However, it is not just large scale or strategic GI, which plays an important role in contributing towards a wider network of green space. Individual elements or features such as important hedgerows and trees, play spaces or ponds can be equally important in helping to bring wildlife and amenity benefits into the heart of communities. For this reason the Council considers that even modest developments can contribute towards the protection and enhancement of the District's GI network. The Council will expect all schemes for new housing and commercial development to protect existing green infrastructure and landscape elements, as far as possible and bring forward development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and

increase the provision of, and access to, green infrastructure.

9.49 In bringing forward new homes or businesses the Council will expect developers to demonstrate how their proposals contribute towards the objectives and targets set out in the Lowland Derbyshire and National Forest Biodiversity Action Plans (as appropriate to the site location). Where new development includes proposals for habitat creation or the translocation of protected species and BAP priority habitats and species to help mitigate biodiversity impacts, the District Council will expect developers to contribute towards the ongoing management and maintenance of sites.

9.50 The Council will support proposals for large-scale green infrastructure projects within or adjacent to the opportunity areas identified in the Green Infrastructure Policy, subject to projects conforming to wider policies set out in this Local Plan. Where proposals for new development or restoration of existing sites are proposed within identified opportunity areas, the Council will seek to ensure that sites have contributed positively towards local GI provision and wherever possible improve linkages between sites.

The Trent Valley

9.51 The River Trent is a major strategic river. There was, and in part still is, a distinctive landscape focused on the river, rich in historical features and wildlife. Permanent grasslands for seasonal grazing would traditionally define the floodplain with people living in villages located on the elevated river terraces along the valley surrounded by traditional mixed farming. In the last 50 years these essential qualities have become eroded.

9.52 It has been identified that there is and will be increasing pressures for change in the Trent Valley through Derbyshire. The need to identify further minerals sites and the allocation of land for new housing growth will place further demands on the landscape of the Trent Valley within the Plan period. These pressures could change and fragment the open agrarian landscape character of the valley.

9.53 Further gravel extraction and housing growth will change the landscape character of the landscape irreversibly. The opportunity therefore exists to shape this change to deliver a new and attractive landscape with enhanced Green Infrastructure where people want to live, which attracts visitors to the area, provides new economic opportunities, and is rich in history and wildlife.

9.54 Key to this will be the development of a clear landscape vision and strategy that plans for landscape change over a long period. This approach has now been adopted and is being promoted by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership (LDN LNP). The District has a duty to cooperate with the LDN LNP and

will aim to assist in the development of the landscape vision and strategy to deliver high quality Green Infrastructure across the Trent Valley for existing and new communities.

The River Mease Special Area of Conservation

9.55 Proposals for new development within the catchment of the River Mease Special Area of Conservation (SAC) will only be permitted where it can be demonstrated that the proposal will have no adverse effects on the integrity of the SAC either alone or in combination with other planning proposals.

The National Forest

Policy INF8 The National Forest

A Within the National Forest, as defined on the Proposals Map, South Derbyshire District Council will work with The National Forest Company and other local authorities and partners to:

i) Work with Partners to help deliver the National Forest Strategy 2014-2024 and any subsequent Strategy

ii) Provide opportunities for diversification of the economy, especially in relation to the woodland economy and tourism, including overnight accommodation;

iii) Create an attractive, sustainable environment;

iv) Provide a range of leisure opportunities for local communities and visitors: and

v) Achieve 33% woodland cover in the National Forest.

B Within the National Forest all residential schemes over 0.5ha and industrial, commercial and leisure developments over 1ha will be expected to incorporate tree planting and landscaping in accordance with National Forest Planting Guidelines (as set out in Table 6).

Landscaping will generally involve woodland planting, but can also include the creation and management of other appropriate habitats, open space provision associated with woodland and the provision of new recreational facilities with a woodland character. The appropriate mix of landscaping features will depend upon the setting characteristics, opportunities and constraints that individual sites present. The District Council recommend that early discussions are held with the National Forest Company. Further information is

available from the National Forest Company's Guide for Developers and Planners[1].

C In exceptional circumstances, a commuted sum may be agreed where planting and landscaping cannot be accommodated within or close to the development site. This will be used for tree planting (including urban tree planting); purchasing land for tree planting; creating new woodlands and maintaining those works or other agreed projects for a minimum of five years.

D Within the National Forest new development should ensure that:

i) the siting and scale of the proposed development is appropriately related to its setting within the Forest,

Ii) the proposed development respects and does not adversely affect the character and appearance of the wider countryside.

E The Council will work with developers, the National Forest Company and other stakeholders to improve access to the Forest from new development sites and existing built up areas and deliver a step change in the quality of new development and the existing urban areas with an emphasis upon the use of Forest related construction materials where appropriate.

F The area between Swadlincote, Ashby de la Zouch and Measham is recognised as 'The Heart of the National Forest'. The District Council will seek to support efforts to concentrate tourism and leisure activities and economic opportunities based on the woodland and environmental economy in this area. However Forest related development will be supported elsewhere within the Forest where it can be demonstrated that it will support the continued improvement of the National Forest as a tourism and leisure destination.

Explanation

9.56 The National Forest is a nationally designated area which covers an area of 200 square miles and extends from Charnwood Forest near Leicester to the east to the Needwood Forest near Yoxall in the west. Since its inception the National Forest Company has supported woodland creation increasing forest cover from 6% to 20% across the forest area by planting 8 million trees to date. The environmental improvements implemented by the National Forest Company have brought about positive landscape change and habitat creation and have greatly strengthened the District's tourism and leisure offer.

9.57 The National Forest has been successful in securing 1,200ha of green infrastructure since 1991 through the planning system, including

[1]http://www.nationalforest.org/woodlands/woodlandcreation/development

development-related planting, mineral site restoration and derelict land reclamation to forest-related uses. This accounts for around 22% of the overall forest creation achieved (5,900ha). In addition, around £1.2m has been secured in commuted sums through Section 106 agreements towards off-site forest creation projects. The District Council will continue to work in partnership with the National Forest Company to achieve its long-term vision and goals and secure forest planting within all appropriate developments located within the National Forest. Developers are currently expected to meet the following planting requirements:

Table 6: National Forest Planting Requirements

National Forest Planting Requirements			
Housing sites under 0.5 ha	Normal landscaping appropriate to the sites setting	Industrial, Commercial and Leisure Developments under 1 ha	Normal landscaping appropriate to the sites setting
Housing sites between 0.5 ha - 10ha	20% of the development area to be woodland planting and landscaping	Industrial, Commercial and Leisure Developments over 1 ha	20% of the development area to be woodland planting and landscaping
Housing sites over 10ha	30% of the development area to be woodland planting and landscaping	Industrial, Commercial and Leisure Developments over 10ha	30% of the development area to be woodland planting and landscaping
New Road Schemes or improvements to existing routes	New road schemes should achieve well-wooded settings with planting adjoining the road and off site. Appropriate landscaping should also accompany road improvements. In each scale the levels of planting will depend on the scale and impact of the development.		
Commuted Sums	In exceptional circumstances where the planting guidelines cannot be met, a commuted sum should be paid instead. This should reflect the most up to date guideline rate identified by the National Forest as set out in the Guide for Developers and Planners.		

9.58 In exceptional circumstances, where planting and landscaping cannot be fully accommodated on or adjacent to the development site, for example due to lack of land or viability issues, a commuted sum will be negotiated. This will be towards the cost of purchasing land for planting, creating new woodland, providing public access to it and maintaining the site for at least 5 years. Commuted sums will normally be paid to the local authority and will need to represent any shortfall in planting on site. Where commuted sums are accepted the District Council will work in partnership with the National Forest Company to decide how they should be utilised.

9.59 Best practice guidance on the creation and future management of forest-related planting and landscaping schemes should be followed,

as set out in the National Forest Company Guide for Developers and Planners.

Open Space, Sport and Recreation

Policy INF9 Open Space, Sport and Recreation

A Current provision of open space and sports and recreation facilities in South Derbyshire is not sufficient to meet local need.

B To address this, the Council will work with partners to provide sufficient high quality green space and recreation facilities including sports pitches and built facilities, allotments, woodland creation, cemeteries and publicly accessible natural green space to meet the needs of new residential development and, where possible, to meet the needs of the existing population.

C Opportunities for creating new or enhanced facilities will be sought particularly where there are quantitative or qualitative deficiencies identified in the Council's most up to date Open Space, Sport and Recreation Assessment.

D The loss of open space, sport and recreational facilities will only be permitted in exceptional circumstances where an assessment shows that existing open space and facilities exceed the required level of provision, the loss would be compensated for through equivalent or better provision or the development would involve the provision of alternative sport or recreation facilities for which there is a greater need.

E Wherever possible the Council will expect new open spaces to connect to existing Green Infrastructure in order to improve accessibility across and between sites and enhance the biodiversity.

Explanation

9.60 The **National Planning Policy Framework** states that Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. These should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine the level and type provision required.

9.61 Existing open space, sports and recreational buildings and land should not be built on unless:

- an assessment shows that the open space, buildings or land are surplus to requirements; or
- the resulting loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the need for which outweighs the loss.

9.62 The Council's **Open Space Assessment Report** indicates that:

- The current level of informal leisure provision is 0.73ha per 1000 people across the whole District. This represents a deficit of informal leisure provision of 0.32ha per 1000 people.
- The current level of formal leisure provision is 1.17ha per 1000 people across the whole District. This represents a deficit of informal leisure provision of 0.13ha per 1000 people.
- The current level of play provision is 0.05ha per 1000 people across the whole District. The District's target is for 0.19ha of play space per 1000 people. This represents a significant deficit of play provision.
- Based on existing open space provision there is a requirement for 25.4m^2 of land per person/bedroom (or 2.54 ha per 1000 people) for new development
- In regard to indoor sports facilities, the District currently lacks two badminton courts and one swimming lane.

9.63 The Council will seek to address any identified shortfalls in open space and built leisure provision by securing new facilities within future development and/or by securing funding for the delivery of new and improvement of existing open spaces. The loss of open spaces will be resisted by the Council except in exceptional circumstances. Details of developer requirements will be published in a Supplementary Planning Document.

9.64 In bringing forward new open spaces, the Council will, wherever possible, seek to ensure that new open space provision links up with and enhances existing open spaces green corridors and other green infrastructure. Further information on green infrastructure is set out in Policy INF7.

9.65 Interest in allotments has risen significantly in recent years. Allotments provide multiple benefits, as a source of sustainable food provision helping to reduce food miles, contributing towards healthy lifestyles through both exercise and as a source of fresh local food, and by supporting community cohesion. It is difficult to forecast future levels of demand, but there is currently a long waiting list of prospective tenants.

9.66 There is a shortage of cemetry space, which is particularly acute in the Swadlincote Urban Area and is likely to affect the whole District in

coming decades.

Tourist Development

Policy INF10 Tourism Development

A Tourism development, including overnight accommodation and visitor attractions, will be permitted:

i) Within or adjoining the urban area or the Key Service Villages or;

ii) In other appropriate locations where identified needs are not met by existing facilities.

B The District Council will seek to maximise opportunities to deliver new, or improve existing sustainable access arrangements including public transport provision, walking and cycling provision where appropriate.

C In all cases the District Council will expect new tourism development to be

i) provided through the conversion or re-use of existing buildings or;

ii) accommodation of a reversible and temporary nature, or

iii) sustainable and well designed new buildings, where identified needs are not met by existing facilities, subject to all the other relevant policies in the Local Plan.

D New tourism development that is likely to give rise to undue impacts on the local landscape, natural environment or cultural heritage assets will be refused.

Explanation

9.67 The District has a good range and diversity of visitor attractions and things to do. The National Forest offers an important opportunity to develop the visitor economy further, throughout the District, whilst recognising the need to protect the rural character of the area, which is in itself a key tourism asset. The Heart of the National Forest area is a particular focus for tourism development.

9.68 New visitor attractions and accommodations that would diversify the appeal of the area throughout the year will be encouraged.

Development that would have a significant adverse impact upon heritage assets or their settings will not be considered appropriate.

9.69 South Derbyshire offers a mix of types, standards, sizes and prices of tourist accommodation although The National Forest Vision and Action Plan for Sustainable Tourism identifies a need to expand provision, particularly in regard to the self-catering sector.

9.70 New hotels should ideally be located in the main urban area of Swadlincote and in key villages where services and facilities are close at hand and from where much of the District is accessible by public transport. The conversion of redundant rural buildings can provide tourist accommodation whilst assisting in farm diversification and protecting the countryside. It can also assist in the protection of traditional rural buildings and heritage assets, where these might otherwise become redundant and fall into disrepair. The Council may require a legal agreement to ensure that new or converted buildings remain as tourist accommodation and do not become permanent dwellings.

9.71 Tourism development of a permanent nature, in locations not within or on the edge of an urban area or Key Service Village, will normally be permitted where identified needs are not met by existing facilities, subject to all other relevant policies in the Local Plan. Any such development should be sustainable and well designed.

9.72 There is increasing demand for cabin and static caravan accommodation, as well as camping, touring caravan sites and marinas. It is important to ensure that such development is sited and designed so as to avoid any detrimental impact on the character of the surrounding area. Where appropriate, the use of landscape features can help to ensure that such proposals will not appear unduly prominent.

9.73 In the interests of sustainability and avoiding the use of rural highways by unsuitable vehicles, sites should offer an appropriate level of accessibility by non-car modes, whilst recognising the need for flexibility in rural areas, particularly in relation to smaller scale proposals, as there are often fewer opportunities for sustainable access in these locations.

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Appendix 1

List of proposed superseded policies

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The list of saved polices from the 1998 Adopted Local Plan can be found on the Adopted Local Plan section of the Council's website at www.south-derbys.gov.uk

H1	New Development, Hilton
H4	Housing Development, Swadlincote
H9	Affordable Housing in relation to Housing Policies 1-5 and Community Facilities Policy 3
H11	Layout and Design
H14	Land Use Associated with Residential Areas
H15	Gypsy Caravan Sites
E1	Existing Industry
E2	Main Locations for New Industrial and Business Development
E3	Industrial and Business Development in Swadlincote
E4	Promoting the Rural Economy
E5	Industrial and Business Development in Rural Areas
E6	Large Firms
E7	Industrial Regeneration
E8	New Development
E9	Development near to Installations Handling Hazardous Substances and Major Gas Pipelines
E10	Installations Handling Hazardous Substances
EV10	The National Forest
T6	New Development
T7	Pedestrians and People with Disabilities
T8	Cycling
T9	Rail Services
R1	Recreation and Tourist Facilities
R4	Provision of Outdoor Playing Space in New Housing Provision
R5	Loss of Recreation Facilities
R7	Disused Transport Routes
R8	Public Footpaths and Bridleways
R9	Commercial Stables and Equestrian Centres
R10	Touring Caravan and Camping Sites
C1	New Community Facilities
G1	Area of the Greenbelts
G2	Reuse and the Conversion of Buildings within the Green Belts
G3	Housing Development
G4	Other Urban Development
G5	Agricultural Development
G6	Other Development in the Green Belt Appropriate to a Rural Area

Policies not listed here will continue to be saved from the 1998 Local Plan and replaced through the Local Plan Part 2.

Appendix 2

List of Evidence Base

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This is a list, though not exhaustive, of the evidence that has been used and gathered by South Derbyshire and also on a Derby HMA wide basis:

Infrastructure Delivery Plan, 2014

Consultation Statement, 2014

Sustainability Appraisal

Housing Requirements Study, 2013

Housing Site Summaries

Strategic Housing Land Availability Assessment

Strategic Housing Market Assessment (SHMA), 2008

Derby Strategic Housing Market Assessment Update Report, 2013

Gypsies and Travellers Accommodation Assessment (GTAA), 2008

Employment Site Summaries

Derby Housing Market Area Employment Land Review, 2008

Derby Housing Market Area Employment Land Review Forecasts Update, 2013

South Derbyshire Economic Development Strategy, 2008

South Derbyshire Economic Development Statement, 2013

Strategic Distribution Site Assessment Study for the Three Cities Sub Area of the East Midlands, 2010

Retail and Leisure Study, 2005

Swadlincote Town Centre Vision and Strategy, 2012

Derby Urban Area Modelling - Final Report, 2012

Derby HMA Transport Position Statement, 2012

Strategic Flood Risk Assessment, 2008

6Cs Green Infrastructure Strategy, 2010

Habitats Regulation Screening Assessment, 2014

Lowland Derbyshire Biodiversity Action Plan, 2011 - 2020

National Forest Biodiversity Action Plan, 2004

South Derbyshire Open Space Assessment Report, 2005

South Derbyshire Outdoor Sports Facilities Assessment Report, 2005

Derbyshire Landscape Character Assessment

Cleaner, Greener Energy Study Report 1 – Local Development Framework Evidence Base, 2009

Derby Housing Market Area Water Cycle Study, 2010

Technical Assessment of the Derby Principle Urban Area Green Belt Purposes, 2012

South Derbyshire Playing Pitch Strategy, 2011

Derbyshire Economic Strategy Statement – Final Consultation Draft

The D2N2 Local Strategic Partnership – Strategic Economic Plan

Derby HMA CIL Viability Assessment, 2014

Derbyshire Local Transport Plan, 2011

Derbyshire Infrastructure Plan, 2013

Landscape Character of Derbyshire, 2014

The National Forest Strategy, 2014

Review of Objectively Assesses Housing Need in light of 2012-based Subnational Population Projections – 2014

Swarkestone and Stanton by Bridge Bypass Engineering Feasibility Study, 2009

Derby Urban Area Potential Core Strategy Sites Traffic Impact Assessment, 2012

The Planning Inspectorate

Report to South Derbyshire District Council

by Jill Kingaby BSc(Econ) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 10 May 2016

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)
SECTION 20

REPORT ON THE EXAMINATION OF THE SOUTH DERBYSHIRE
LOCAL PLAN – PART 1

Document submitted for examination on 8th August 2014

Examination hearings held 25th November to 5th December 2014, 23rd October 2015, and 8th to 10th December 2015.

File Ref: PINS/F1040/429/1

Abbreviations Used in this Report

AA	Appropriate Assessment
CIL	Community Infrastructure Levy
DCLG	Department for Communities and Local Government
GTAA	Gypsy and Traveller Accommodation Assessment
HMA	Housing Market Area
HWRC	Household Waste Recycling Centre
LDS	Local Development Scheme
MM	Main Modification
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
ONS	Office for National Statistics
PPG	National Planning Practice Guidance
PSED	Public Sector Equality Duty
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SDITL	South Derby Integrated Transport Link
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SNPP	Sub-national Population Projections
SPD	Supplementary Planning Document
SRFI	Strategic Rail Freight Interchange

Non-Technical Summary

This report concludes that the South Derbyshire Local Plan Part 1 provides an appropriate basis for the planning of the District, providing a number of modifications are made to the plan. The South Derbyshire District Council has specifically requested me to recommend any modifications necessary to enable the plan to be adopted.

Nearly all the modifications to address the soundness of the plan were proposed by the Council. I have amended the detailed wording of one modification, added one consequential modification and included, as a main modification, changes which the Council put forward as "minor modifications". I have recommended the inclusion of modifications after considering the representations from other parties on all the issues.

The Main Modifications can be summarised as follows:

- Modifications to give the most up-to-date housing targets for the Derby housing market area and District, re-based for the plan period 2011-28; in short, that the total housing need in the Derby housing market area is 33,388 dwellings for 2011-28, and at least 12,618 dwellings should be provided in South Derbyshire, over this time period;
- Land west of Mickleover should be identified as a strategic site for around 1,650 dwellings in a new Policy H19;
- Policy S5 should make clear that "a minimum" of 53 hectares of new employment land is sought in South Derbyshire 2011-28, with changes to Policies E1, E4 and E5 to increase and widen the range of sites available;
- A new Policy E7 should be added to encourage rural businesses in well-designed, new buildings with modifications to Policy E2 to ensure that appropriate protection is given to landscape and other environmental assets. Policy INF10 should be strengthened so as to promote tourism development opportunities;
- Modifications to protect, conserve and enhance heritage, landscape and rural character as sought by English Heritage (now Historic England) and the National Trust, and to reflect the latest Government policy and guidance on good design in the built environment; and
- Amendment of Policy INF1 to reflect the Council's current position on developing a CIL charging schedule and revising its Planning Obligations SPD.

Introduction

1. This report contains my assessment of the South Derbyshire Local Plan Part 1 in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) (NPPF) makes clear that to be sound, a Local Plan should be positively prepared; justified; effective and consistent with national policy.

2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the South Derbyshire Pre-Submission Local Plan Part 1 (March 2014) which is the same as the document published for consultation in March-April 2014 [C.1][1]. The Council published a Schedule of Proposed Minor Modifications to the Pre-Submission Local Plan, C.6 with C.32, when submitting the plan to the Inspectorate for examination. This Schedule was considered by representors before and at the hearings, and I take it into account in my report.

3. After the hearings held in November and December 2014, which included a joint hearing session with the Inspector appointed to examine the Local Plan for Amber Valley, I pointed out a number of deficiencies in relation to the soundness of the South Derbyshire Local Plan to the Council. Following additional work, some undertaken jointly with Amber Valley and Derby City Councils, additional hearings were held in October and December 2015.

4. My report deals with the main modifications that are needed to make the submitted plan sound and legally compliant and they are identified in bold in the report (**MM**). In accordance with section 20(7C) of the 2004 Act, the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound or not legally compliant and thus incapable of being adopted. These main modifications are set out in the Appendix to this report.

5. The main modifications that are necessary for soundness and legal compliance all relate to matters that were discussed at the Examination hearing sessions in 2014 and 2015. After the sessions held in December 2015, the Council prepared a comprehensive schedule of proposed main modifications and carried out sustainability appraisal (SA) where necessary, and this schedule was subject to public consultation for more than six weeks in early 2016. I have taken account of the consultation responses in coming to my conclusions in this report, and in this light I have made amendments to detailed wording and added consequential modifications in a small number of cases where these are necessary for consistency or clarity. None of these amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and SA that has been undertaken. I have explained the amendments in the report. I am satisfied

[1] [] Documents shown in brackets are numbered as they appear in the Examination Library

that the proposed main modifications would not alter the underlying strategy or direction of the plan.

Assessment of Duty to Co-operate

6. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A of the 2004 Act in relation to the Plan's preparation. South Derbyshire District Council advised that it had worked constructively, actively and in an ongoing manner since 2009, alongside Derby City and Amber Valley District Councils, with which it forms a housing market area (HMA). The partnership carried out joint studies of housing requirements, sustained regular contact between officers, and set up working groups relating to transport, education, infrastructure, flood risk and cross-boundary sites as well as housing. Elected members of the three Councils engaged through a Joint Advisory Board. Derbyshire County Council was included in this Board and in the officer working groups.

7. I have considered the assertion by some representors that working relationships between the 3 Councils and County Council broke down following the suspension of the examination for the Amber Valley Local Plan in 2014 to carry out sensitivity testing for housing targets. It seems to me that, although this new work on objectively assessed housing need and its division between the Councils created fresh challenges, there was insufficient evidence that co-operation had broken down.

8. It was suggested that South Derbyshire should have submitted a Joint Local Plan with Amber Valley and Derby City Councils to address concerns about a lack of compliance with the duty to co-operate over the apportionment of housing numbers between the authorities. Section 28 of the 2004 Act states that two or more local planning authorities <u>may</u> agree to prepare one or more joint local development documents (my underlining). I was advised that this approach had been used in Cambridge and South Cambridgeshire, and joint hearing sessions had been held for the examination of Redditch Local Plan and Bromsgrove District Plan. The prospect of joint allocation plans was raised in 2007 by Derby City Council, but not pursued for reasons that are not specified[2]. However, many of the local planning authorities in the Midlands and elsewhere have chosen to produce independent plans which have been found sound, and in my view discretion can be exercised. The decision to submit a Local Plan for one authority, as South Derbyshire did, does not mean failure to meet the duty to co-operate.

9. Following the joint hearing session held in 2014, I and the Inspector examining Amber Valley's Local Plan expressed concern that the apportionment of housing within the Derby HMA between the constituent local authorities was not clearly justified. The Authorities were requested to re-examine the planned apportionments of objectively-assessed housing need and carry out a fresh joint SA. The Authorities expressed their willingness to work together to meet the housing need of the HMA in full; the resulting figures for apportionment supported by SAs were discussed at the joint

[2] Report to Environmental & Development Services from Director of Community and Planning Services, 20th Nov 2014, and Note of Meeting Derby City Council 18th Nov 2014 [SD/EX/26a and 26b]

hearing session in October 2015. I discuss their soundness later in this report, and comment on the implications of Amber Valley District Council withdrawing its Local Plan from examination in December 2015. However, these issues do not lead me to conclude that there was a failure of the duty to co-operate by South Derbyshire Council. I note that the recent Court of Appeal judgment, Samuel Smith Old Brewery (Tadcaster) v Selby DC [2015], drew attention to the point that the duty applies when a plan is being prepared and submitted for examination; the duty is not engaged after submission when work to modify a plan to meet an Inspector's concerns may be undertaken.

10. The Council's Duty to Co-operate Compliance Statement [E.30] records engagement with all neighbouring local authorities during plan preparation. These include East Staffordshire and North-West Leicestershire to the south, with which South Derbyshire acknowledges there are housing sub-markets, based on Burton-upon-Trent and Ashby-de-la-Zouch. Statements of Common Ground, D.73 and D.77, confirm that these Authorities are satisfied the duty has been met and they do not seek assistance from South Derbyshire in meeting their housing needs. The Compliance Statement, E.30, describes ongoing co-operation with Derbyshire Dales prior to the examination of its Local Plan, which was interrupted when the Inspector found that Derbyshire Dales' submitted Plan would not meet the relevant housing need. I have had regard for the belated request to South Derbyshire in 2014, for its assistance in meeting Derbyshire Dales' need, but data on commuting from the 2011 Census do not indicate a strong functional relationship or high levels of travel to work between these two authorities. I consider that the difficulties faced by Derbyshire Dales do not signal a failure by South Derbyshire to meet the duty to co-operate.

11. The duty to co-operate is not just about engagement over housing numbers. The Compliance Statement explains engagement with all the prescribed bodies and other relevant organisations across a range of topics. The Council's Regulation 22 Statement and appendices [C.7-C.15] give more detail about engagement with these organisations. The Statement of Continuing Joint Working on Key Strategic Issues between HMA Councils and Derbyshire County Council, included as Appendix 1 to the Council's Matter 1 hearing statement, demonstrates co-operation to November 2014 and a willingness to do so in the future. There is evidence of engagement with relevant transport and local authorities over strategic employment and transport issues including Strategic Rail Freight Infrastructure development[3]. I am satisfied that the approach set out in paragraph 181 of the NPPF has been followed, and the duty to co-operate has been met.

Assessment of Soundness

Preliminary

12. South Derbyshire's Local Plan was submitted for examination after the suspension of Amber Valley's Local Plan examination in 2014 and the Inspector's request for the housing requirements to be re-visited. The revised

[3] SD/EX/39 Strategic Distribution Site Assessment Study for the 3 Cities Sub-Area of the East Midlands, by AECOM - for emda, Derbyshire County Council, Leicester & Leicestershire, Notts County Council, 3 Cities New Growth Point and Highways Agency

figures from sensitivity testing indicated a shortfall of some 400 dwellings across the HMA. In addition, it was unclear as to how the apportionment of housing numbers between the Derby HMA authorities had been reached, and whether or not reasonable alternatives had been considered. The joint hearing session attended by all three Local Authorities for the HMA, held at the South Derbyshire hearings in November 2014, did not confirm that a logical and transparent process for making the apportionment, supported by SA, had been followed. As highlighted above, the local authorities were asked to re-visit the exercise and carry out SA in order to meet the legal requirements and provide reassurance that the apportionment of housing requirements was the most reasonable and was justified.[4]

13. A second joint hearing session was attended by representatives of the 3 local planning authorities and Derbyshire County Council, as well as other parties, in October 2015. This followed publication and consultation on fresh SAs, addressing the apportionment of new housing between the three authorities. The work was based on an agreed figure for objectively assessed need (OAN) in the Derby HMA of 33,388 new dwellings 2011-28, which is discussed later in this report (paragraph 21). The new SA work adopted three stages, beginning with (1) an assessment of Derby City's housing capacity. Section 3.2 of South Derbyshire's Sustainability Appraisal Addendum Report August 2015 [SD/EX/71] explained that the densely populated, compact city would be unable to accommodate all its own housing need. It was determined by Derby City and agreed by Amber Valley and South Derbyshire District Councils that the city's capacity be capped at 11,000 dwellings for the period 2011-28, leaving an additional need to meet the City's requirements of 5,388 dwellings to be accommodated in the two neighbouring Districts.

14. In the second stage, the HMA authorities jointly identified six options for apportioning the unmet need. I consider that they correctly rejected as unreasonable two of these. They were based on 'Business as Usual' which would not deliver the housing numbers, and 'Meeting OAN outside the HMA' which would not be sustainable in my view. The remaining four options were appraised by the authorities independently at stage 3, using the SA frameworks which they had used previously in preparing their Local Plans. Of the four potential options, Option 3 was preferred by all authorities. This would give a higher proportion of growth to South Derbyshire than Amber Valley (a 56/44% split). As explained in the Addendum Report, SD/EX/71, the slightly higher figure for South Derbyshire would reflect the less constrained nature of sites close to Derby City, facilitating growth on sites which are well related to and accessible to communities living in Derby and in the northern part of South Derbyshire.

15. I am satisfied that the selection of Option 3 was based on a thorough appraisal of a range of options against a comprehensive set of environmental factors. Notwithstanding the drawbacks of carrying out the SA at a late stage in plan preparation and when the individual authorities had developed their own independent appraisal frameworks, South Derbyshire has provided adequate justification for the apportionment whereby it would contribute

[4] Letter from Inspectors for Amber Valley and South Derbyshire District Councils Dec 2014 [SD/EX/44]

3,017 dwellings, and Amber Valley 2,371, towards meeting the needs of Derby City for 5,388 additional dwellings in full.

16. It was alleged that the SA undertaken in July 2014 [E.1-E.3] had used an inconsistent approach in considering the likely effects of possible sites on transport infrastructure. The subsequent decision by the Council to include land west of Mickleover as a strategic site indicates a shift in the Council's position, as discussed in paragraph 66 onwards below.

Main Issues

17. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings, I have identified six main issues upon which the soundness of the Plan depends.

Issue 1 – Spatial Strategy and Housing

Whether the Portrait of the District, defined key issues and strategic objectives set the scene and provide an appropriate basis for the Spatial Strategy; and whether appropriate provision is made for housing having regard for the NPPF and taking account of the proposed numbers, the planned timing and geographical distribution of new housing, affordable housing, provision for gypsies and travellers, and other groups.

18. Chapter 2 of the Local Plan sets out a current portrait of the District and Chapter 3 defines key issues to be addressed, a Vision based on sustainable growth, and Strategic Objectives. These were developed during the plan-preparation process and amended to reflect sustainability appraisal and consultation. All form a helpful basis for Chapter 4 which introduces the Spatial Strategy and includes Policy S4. The Council proposes to amend the Key Diagram so that it shows the key elements of the strategy ie. housing and employment allocations, proposed major infrastructure and settlement hierarchy (**MM1**). I support this modification in the interests of positive planning and aiding plan delivery. I also support proposed modifications **MM3 and MM4** to state specifically that the Local Plan Part 1 is a strategic plan. These modifications should facilitate delivery of the strategic policies.

19. Chapter 4 explains that the HMA comprises the local authority areas of Derby City, South Derbyshire and Amber Valley District Councils. Paragraph 47 of the NPPF is clear that Local Plans should meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with other policies in the Framework (my emphasis). The Derby HMA was defined as a functional sub-regional housing market by research undertaken to inform the former East Midlands Regional Plan. The SHMA Update 2013 [E.19/20] includes a fresh assessment of the Derby HMA *"representing the functional relationships between where people live and work and the overlapping areas of search of households looking to move home."* It reviews relevant research, considers strategic and local housing markets, and defines sub-markets. I am satisfied that the evidence supports a Derby HMA comprising the three local authority areas. However, the submitted Local Plan is not precise about the HMA and its role. In order to make clear that there has been consistency with the NPPF in assessing housing need within the context of the HMA, proposed modifications **MM5 and MM8** should be made.

20. The National Planning Practice Guidance (PPG) clarifies that establishing future need for housing is not an exact science and no single approach will provide a definitive answer. However, household projections published by the Department for Communities and Local Government (DCLG) should provide the starting-point. The Derby HMA SHMA Update [E.19/20] took account of the 2011 Census and mid-year population estimates and the 2011-based sub-national population and household projections. Three alternative projections for the Derby HMA were produced, one of which was linked to econometric forecasts, and allowance was made for past under-delivery of housing. The methodology, in my opinion, was robust and suitably aligned with that promoted in the PPG.

21. In May 2014, Amber Valley's Local Plan examination was suspended when the Inspector requested additional work including further sensitivity testing of the objectively assessed need figures for housing. The HMA Councils had already commissioned Sensitivity Testing Analysis and the report, C.29 dated March 2014, highlighted sensitivities around predictions of migration and household formation rates. The subsequent work on sensitivity led Amber Valley to put forward revised housing figures. Reflecting Figure 14 of C.29, these used a revised base date of 2011 rather than 2008 and suggested an uplift of about 9% from 30,630 to 33,388 new homes across the HMA, 2011-28[5]. The Amber Valley Inspector expressed support for this new figure. It was also proposed that South Derbyshire should provide for a minimum of 12,341 dwellings, Derby City 11,000 and Amber Valley 9,651. The proposed distribution between the three Councils, however, left 396 dwellings to be allocated in an unspecified place.

22. I have had regard for the alternative projections of housing need put forward by other parties. One party contended that the Councils' SHMA had taken insufficient account of the disruptive effect of the economic recession, using Office for National Statistics (ONS) data on migration for 2007-12 and being overly pessimistic in its predictions of household formation rates. Some judgement has to be exercised as to how rapidly and in what way migration and household formation rates will change in future. There can be no certainty that the Councils have got it right. However, I am satisfied that good practice has been followed and that the additional sensitivity analysis has produced a reasonable result for local planning.

23. Just before the hearings for the South Derbyshire Local Plan examination in November 2014, the Councils commissioned a further review of housing numbers to take account of the 2012-based sub-national population projections (SNPP) produced by the ONS in May 2014. These were the first population projections by ONS to use results from the 2011 Census, and they provide comfort for South Derbyshire and the other Authorities as the differences in population projections from earlier analyses in E.19/E.20 and the Sensitivity Update paper are small. They suggested that population would not increase quite as fast as predicted earlier so that there could be a slightly lower level of housing need than is planned for.

24. The PPG advises that housing need numbers from household projections should be adjusted to reflect appropriate market signals and other market

[5] South Derbyshire's response to Inspector's Matter 1 – Appendix 1

indicators of the demand/supply balance. Housing market dynamics and performance, including evidence from estate and letting agents, were discussed in the Housing Requirements Study for the HMA in 2012 [E.17 & E.18] and in the 2013 Update [E.19 & E.20].

25. Nevertheless, critics argued that market signals were not adequately assessed. The PPG identifies six relevant market signals. The severity of market pressures and level of past under-delivery of housing, it was claimed by objectors, meant that a significant upward adjustment in housing figures in the order of 10% would be necessary. The submitted evidence from those seeking an uplift in housing numbers, however, indicated that land prices, house prices and rents in the HMA were generally lower than the national average. The 2012-based SNPP Review stated that over the last decade, house price growth relative to incomes in the Derby HMA had been modest relative to other parts of the country.

26. On affordability, comparison of lower quartile house prices and income/earnings showed that housing in South Derbyshire had been consistently more affordable than the national average since 2006. Appendix B of the SHMA Update [E.20] addresses affordability and the PPG, concluding that the need for affordable housing per se does not justify an upward adjustment of housing need figures. Private rented housing plays an increasingly important role in meeting the housing needs of those unable or not wishing to buy a home. In addition, the adjustment in headship rates in the projections allows for a rise in rates for younger households to form in future. These factors should enable overcrowding, concealed households and shared households to be reduced in future. Even if South Derbyshire is less affordable than the County average or Amber Valley and Derby City, I am satisfied that South Derbyshire is not comparable to Eastleigh or other local authorities where an increase in overall housing requirement to meet affordable housing needs was seen to be necessary.

27. The Census revealed very low levels of overcrowding in South Derbyshire compared with the national average for England. There is a relatively high level of overcrowding in Derby (perhaps unsurprising in a major city) but the apportionment of new housing between the 3 Councils within the HMA should enable that problem to be addressed. South Derbyshire is planning to provide more housing than the demographic forecasts for its District in isolation would require. Since the household projections have a 2011 base, I see no need for historical under-delivery to be added to the projections. This approach is supported by the High Court judgment Zurich Assurance Ltd v Winchester City Council & South Downs NPA, March 2014.

28. Concern was expressed over consistency with the Local Enterprise Partnership, D2N2, target for some 77,000 homes across Derbyshire/ Nottinghamshire to support the growth of jobs. The SHMA Update, E.19/20, showed a potential increase of 21,957 resident workers 2011-28, but this was seen by some as a significant over-estimate of what would be achieved from the proposed level of housing growth. Alternative modelling suggested that only a 9,357 increase in the labour supply was likely. The 2012-based SNPP Review for the Councils, however, calculated a likely increase in the employed population 2011-28 of 22,751 taking account of age structure and State pension age changes. This is the most recent assessment which takes

account of changing demographic and social factors and I attach it significant weight.

29. I have also considered the evidence that Experian's 2014 econometric job growth forecasts are substantially different from the 2012 ones [E.17 Page 72], to which household projections for the Derby HMA refer [E.20 Pages 158-9]. The 2014 Experian forecasts predict just over double the job growth of the earlier ones (19,870 for 2012-28). However, econometric forecasts are well known to be varied and volatile. A need for caution in the use of econometric forecasts was recognised by the authors of the housing studies, E.17 and E.19/20. Hence, figure 126 of E.20 illustrating the outcome of an "economic-led" estimate of housing requirement 2011-28, which gave the lowest results of the three scenarios, was discounted as it was considered to present an overly pessimistic view (see paragraph 9.54).

30. However, this was not a dismissal of economic factors per se, and E.17 gave due attention to these, in Chapter 3's thoughtful assessment of the structure and potential of the local economy. The Review advised that the link between jobs and residents in employment was not perfect, for example commuting dynamics and the proportion of people with more than one job could affect the ratio. Even if more than 20,000 new jobs are created over the plan period, the demographic projections indicate that the potential labour force could increase proportionately within the HMA. In conclusion, I have seen no compelling evidence from reliable, long term job forecasts to justify a higher figure for housing than is being promoted in the Derby HMA.

31. Returning to the Local Plan as submitted, Policy S4 states that provision will be made for additional dwellings in the plan period 2008-28. Adoption of a plan period from 2011-28, as put forward in the proposed main modifications, would bring the Local Plan into line with emerging plans for Amber Valley and Derby City. Since the 2011 Census provided a new robust source of data for DCLG population and household projections, this change to the plan start-date is entirely justified. Criticism that the time period to 2028 "*does not fulfil the Framework's requirement to have at least a 15-year time horizon*" is in my opinion unfounded as the NPPF is not so strict, stating that Local Plans "*should be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date*". I am satisfied that the Council is not putting forward a shorter time period in order to restrict the appropriate planning and development of future housing. Even if the plan only has a 12 year time-scale from 2016 to 2028 which is below the preferred one, it is not so short as to result in unsoundness.

32. The assessments of housing apportionment in 2015 by the HMA local authorities concluded that the full need for 33,388 new homes could be achieved by Derby City providing 11,000, Amber Valley providing 9,770 and South Derbyshire providing 12,618 additional dwellings[6]. These figures would eliminate the earlier shortfall of 400 dwellings, as referenced in paragraph 21. This leads me to conclude that the Local Plan as submitted is not sound because its figures for housing provision fail to reflect the most recent analyses and are unjustified. Modifications **MM2, MM6 to MM15** inclusive should be made to update the plan period, and set out the most appropriate

[6] South Derbyshire Housing Position Paper v3 November 2015 [SD/EX/81]

housing numbers for South Derbyshire and the HMA. These modifications are necessary to give an effective plan which is positively prepared and consistent with national planning policy.

33. Amber Valley took the decision in December 2015 to withdraw its Local Plan, and a new draft plan is not expected to be submitted for examination until 2017, with an estimated adoption date of March 2018. It was contended by some that all the HMA authorities should re-visit the apportionment of housing numbers across the HMA, as a consequence. However, a Statement of Continuing Joint Working between Amber Valley BC, Derby CC, Derbyshire CC and South Derbyshire CC was prepared in February 2016. This paper confirms that the housing target for 9,770 dwellings in Amber Valley 2011-28 remains in place, and that the HMA authorities will continue to work co-operatively on any strategic review of housing growth and distribution. It is not reasonable, in my view, to expect South Derbyshire to provide evidence as to how Amber Valley might meet its housing numbers, nor to delay its plan-making because of this decision by its neighbour.

34. The Local Plan should state clearly that the numbers of new homes are the minimum that will be provided. Hence, proposed modification **MM10** confirming that "at least 12,618 dwellings will be built …" is necessary to ensure that full housing needs are planned for, in line with the NPPF.

35. The Local Plan's strategy is for larger strategic sites to be identified and delivered through the Part 1 Local Plan, and smaller sites to be promoted through the Part 2 Local Plan. Proposed modification **MM23** adds a new paragraph to the Housing Chapter to state that settlement boundaries will be reviewed through Part 2 of the Local Plan. In view of the many housing allocations to be made in Part 1 and Part 2, this is justified and I support the proposed modification to achieve an effective plan.

Timing of housing delivery

36. The NPPF expects local planning authorities to identify and update annually a supply of specific, deliverable sites to provide five years worth of housing. Policy S4 of the Local Plan promises to maintain a five year rolling land supply. The Council's Annual Monitoring Report 2013/14 [E.22] stated that there was a 3.88 year supply, assuming a 20% buffer to reflect past under-delivery, in accordance with the NPPF. However, this calculation did not include allocations in the Local Plan. Revised figures by the Council in December 2014 [SD/EX/33], and based on the Local Plan period requirement of 12,341 new homes 2011-28, assumed that net completions 2015/16 to 2019/20 could add 5,987 new homes. A modest allowance was made for the forthcoming Local Plan Part 2 sites to commence delivery in 2017/18. An allowance for windfalls of 23 per year on average was also made, being significantly below the average of about 40 per year for 2007/8-2013/14.

37. Calculations need not take account of any shortfalls prior to 2011 since that is the starting-point for projections. The Council's calculations assumed the shortfall since then would be addressed in the first 5 years of the plan period. I consider that uncertainty as to whether a local planning authority should make allowance for any shortfall in provision before or after adding the 5% or 20% buffer was resolved by the Secretary of State's appeal decision,

APP/H1840/A/13/2199085 & 2199426. Therefore, the Council's calculation in Table 2 of SD/EX/33, which showed less than 5 year supply at only 4.91 years, is more robust than that in Table 1, which indicated a 5.16 years supply.

38. Subsequent work by the Council, however, taking account of the revised apportionment of housing between the 3 authorities in the HMA and a review of all SHLAA sites including site allocations, demonstrated a 5.1 year supply of deliverable housing sites (Housing Position Paper November 2015 v3) [SD/EX/81]. This Position Paper pointed out that a five year housing land supply could not be demonstrated unless land west of Mickleover were included in the calculations. The recent appeal decisions granting permission for 300 dwellings on this site (APP/F1040/A/14/2228361 & A/15/3005774) and the Council's intent to allocate it as a new site in the Local Plan [SD/EX/72], support its consideration in the five year land supply.

39. The NPPF expects local planning authorities to identify a supply of specific, developable sites or broad locations for year 6 onwards. Expected annual completions are illustrated in the Housing Trajectory in Appendix 3 of the Local Plan [C1] as submitted. The Council published a fresh Infrastructure Delivery for Strategic Sites document in September 2015 [SD/EX/69] which set out the likely timing of delivery for each of the strategic sites, having regard for progress with planning permissions and s106 agreements, and outstanding infrastructure requirements. The trajectory was then updated, as in Appendix 1 to the Housing Position Statement, November 2015.

40. With an allowance for housing completions 2011-15, as well as windfalls and sites in the Part 2 Local Plan, all sites are expected to deliver an oversupply of housing numbers by 2028 (11,400 compared with a need for at least 10,582 dwellings[7]). I am satisfied that this 'oversupply' signals an aspirational but robust and flexible approach to planning for housing delivery throughout the plan period. Flexibility is necessary as past experience suggests that progress, especially on large sites, can sometimes be slow. I have considered the argument that a mechanism allowing the delivery of more homes on smaller greenfield sites in sustainable locations is needed. However, the two part Local Plan envisages a reasonable mix of large allocations and small sites, in my opinion.

41. Proposed modification **MM62** to delete Appendix 3 – Housing Trajectory from the Local Plan, but update it regularly in the Annual Monitoring Report and Assessment of 5 Year Housing Land Supply document, should make the implementation of housing policy more effective. Proposed paragraph D to Policy S4 in **MM12** retains the commitment by the Council to maintain a rolling five year supply. These modifications are necessary for consistency with the NPPF and for effective, positive planning.

Geographical distribution

42. The introduction to Chapter 5 and Policy H1 define a settlement hierarchy which recognises the District's proximity to Derby City, and significance of its own urban area of Swadlincote. Topic Paper E.55 explains that options for

[7] Housing Position Paper Nov 2015 – Table 7 and Supply of Sites paragraph 1.50 [SD/EX/81]

housing growth distribution were consulted on, when revocation of the Regional Plan was mooted, and five options were the subject of sustainability appraisal. Tables 3 and 4 show the highest numbers for new homes on the strategic site allocations on the edge of Derby City, with significant numbers at the former Drakelow Power Station east of Burton-upon-Trent and on four sites in Swadlincote. The policy aim to deliver new housing close to urban areas most accessible to jobs and services, and to limit development in rural areas, is consistent with the principles of sustainable development and the NPPF[8]. The remaining, more modest allocations in villages, with allowances for windfalls and future allocations in the Local Plan Part 2, should help meet local needs and maintain the vitality of rural communities. In broad terms, I consider the strategy for distributing growth across the District to be sound.

43. It was agued that Policy H1 should permit more development "within <u>and adjoining</u>" the urban settlements to ensure that the most sustainable locations for growth were selected and not restricted. Clearly, a number of the strategic sites in South Derbyshire would be adjoining the built-up area of Derby City. The Local Plan identifies 11 sites (12 sites if land west of Mickleover is added) as strategic allocations in and adjoining Derby and Swadlincote. Although some argued that the Local Plan should also identify sites in South Derbyshire adjoining Burton-upon-Trent, others pointed out that much of that land is Green Belt, there is no requirement to assist East Staffordshire in meeting its housing target, and new housing in that locality would relate poorly to the rest of South Derbyshire. The Local Plan identifies one strategic site at Drakelow Park to the east of Burton-upon-Trent, and this is appropriate in my view as it comprises previously developed land.

44. The definition of key service, local service and rural villages was informed by studies described in the Council's Topic Papers, E.55 & E.78. Some 54 settlements were assessed in terms of the number of dwellings and range of facilities and services which they possess. The key settlements all have 1,000-3,000 dwellings except for Aston, Overseal, Linton and Repton which are in the 700-900 range. Criticism was made of the rural settlements' hierarchy and its evidence base, and the approach was described as arbitrary and simplistic. However, it seems inevitable to me that the character of villages will vary on an individual basis and their status will change over time as business enterprises and community facilities prosper or close down. Regarding key service villages, not all have been allocated new housing development in the Local Plan. However, the SHLAA has identified constraints to development in some cases (eg. flood risk in Shardlow). Also, the Council pointed out that some key villages notably Melbourne and Willington have experienced significant growth in the recent past so that new strategic allocations there would not be appropriate at this time.

45. It was alleged that Policy H1 imposes an arbitrary constraint on developments in local service villages of "up to 15 dwellings". Based on the sizes of the villages, I consider that the proposed limitations of 15 dwellings, and 25 dwellings for key service villages, are reasonable to protect rural character. Proposed modification **MM24** to Policy H1 introduces a little more flexibility for schemes in rural villages. It clarifies how additional housing sites to those

[8] Settlement Hierarchy Core Strategy Topic Paper [E.55 & E.78] draw attention to paragraphs 7, 17, 55, 30, 34, 70, 72, 73 of the NPPF

allocated would be assessed through the development management process, depending on whether they are within or adjacent to settlement boundaries and the settlement's position in the hierarchy. **MM24** would also update the settlement hierarchy, notably to reflect changes to the level of service provision in Stanton and Coton in the Elms, and the outcome of the planning appeal at Linton. I consider that this modification should be made to give effectiveness to Policy H1.

46. Proposed modification **MM12** would amend the wording of Policy S4 so that it sets out the strategy for delivering the up-to-date housing numbers in a clear but flexible fashion in the two part Local Plan. The modified policy would allow for 600 dwellings on non-strategic sites to be defined in the Local Plan Part 2, and Policy H1 would support small developments within key service, local service and rural villages, or on exception sites. I am satisfied that there is flexibility in the numbers and sufficient encouragement of new rural development across the District, in particular in the more sustainable key service villages. I support the modification for effective planning.

47. My note to South Derbyshire Council dated 16th December 2014 [SD/EX/46] sought additional evidence that the 17 strategic sites in the Local Plan were all viable and capable of delivery. The Plan Wide Viability Review June 2015 [SD/EX/68] (Table 10.6, Page 98) and Infrastructure Delivery for Strategic Sites [SD/EX/69] provided new evidence, to support their selection which I comment on below. Proposed modifications to Tables 3 and 4, **MM20 & MM22** should be made to secure a justified plan, as they contain the most up-to-date figures for the strategic sites following progress on development management decision-making and the SD/EX/69 re-assessment.

Housing Site Policies

48. Policies H2 to H5 set out the requirements for four strategic sites in and adjacent to Swadlincote. Proposed modification **MM26** to Policy H3, land at Church Gresley, would strengthen the requirement for provision of an appropriate replacement football ground and has the support of Sport England. It would add a reference to the Conkers cycling circuit and protect the separate identity of Albert Village. These changes are necessary to achieve a high quality development and address the concerns of North-West Leicestershire Council within which Albert Village is located. Proposed modification **MM63** would change the map of Land North of William Nadin Way, Policy H2, to ensure that golf course land is not shown within the housing site boundary. I support both modifications for effective planning.

49. Policy H4: Land at Broomy Farm, Woodville would require improvements to transport infrastructure to mitigate the impact of the proposed development on the surrounding network. The Infrastructure Delivery for Strategic Sites [SD/EX/69] shows that the Woodville-Swadlincote Regeneration Route may not be completed until 2025, but it envisages that improvements to the Clock roundabout and/or accessing the site from a single point on the A514 could be implemented earlier, if necessary, to handle traffic from the site and enable it to deliver new housing in a timely fashion. In order to reflect the full planning permission for residential development on the Council Depot and ensure that Policy H5 is justified, the number of dwellings should be changed to 158, as proposed in **MM28.**

50. Policy H6: Drakelow Park, the site of the former power station, is estimated to have capacity for 2,239 new homes, although the revised Table 3 in the Local Plan states that only about 1,200 of the homes are expected to be delivered by 2028. There is concern that uncertainty over the new river crossing/ Walton bypass and the widening of Walton Road will exacerbate delay to this scheme, even though outline planning permission for up to 2,239 homes and reserved matters' permission for 99 homes have been granted [SD/EX/69]. At the hearings, the possibility of some 400 dwellings being permitted on the site ahead of completion of the Walton bypass was raised. Whilst the uncertainty reinforces the need for ongoing monitoring of sites and the five year housing land supply, Local Plans should be aspirational and encourage the re-use of previously developed land. Policy H6 need not be modified.

51. Policies H7 to H11 promote strategic sites in selected key service villages. Policy H7: Land at Hilton Depot is a predominantly brownfield site, reasonably accessible to the city of Derby and the strategic road network along the A50 and A38. The Council proposes a modification to the policy, **MM30**, as outline planning permission was granted in 2015 for the provision of 485 dwellings including a 1 form primary school. Site remediation works including new road and drainage infrastructure have already commenced. 485 dwellings represents an increase over the 375 dwellings in the submitted Local Plan, which should help boost housing supply. I support the proposed modification which updates the current policy and should make it effective.

52. Proposed modification **MM31** to Policy H8, Former Aston Hall Hospital, would reduce the housing target from around 100 to 74 as full planning permission has recently been granted for this amount. Work is also underway on a Continuing Care Retirement Community, class 2 development. The supporting text explains that Aston Hall Hospital to the north of the site is a Grade 2* listed building, but English Heritage[9] expressed concern that the policy would not specifically protect and enhance the setting of heritage assets [SD/EX/19]. **MM31** would address this concern giving consistency with the NPPF as well as updating the housing numbers, and it should be made.

53. Policy H9 envisages the provision of around 100 dwellings on land at Longlands, Repton. As Repton is a key service village, it was argued that the site should be extended to include adjoining land which fronts Mount Pleasant Road or east along Milton Road. Infrastructure Delivery for Strategic Sites [SD/EX/69] reports that the allocated site would be developed in three phases, and there is a resolution to grant permission subject to the completion of a s106 obligation. Proposed modification **MM32** would increase the number of dwellings to 124 and represent the current circumstances more accurately. I have had regard for the suggestion that any increase in housing numbers should be postponed until the Local Plan Part 2 is published but, in view of Repton's status as a key service village, I consider that this modification to Policy H9 is reasonable and justified.

54. The Council's earliest Schedule of Proposed Minor Modifications to the plan [C.6, MM53A&54] proposed to change Policy H10 so as to delete land south of Sutton Lane, Etwall from the allocation. That land is a cricket ground and its

[9] English Heritage now known as Historic England

proposed retention gained much support from local people because it would preserve the heritage of the site and character of the village centre. Some regretted the removal of the requirement for an extension to the cemetery to be provided if the Sutton Lane element were removed. However, proposed modifications **MM33, MM34, MM35 & MM36** in the schedule dated January 2016 should be made to delete references to land south of Sutton Lane as a site for housing. Modifications to the map on Page 62 (**MM64 and MM65**) should also be made to protect the character and appearance of the village, in accordance with effective planning and consistency with national policy.

55. Infrastructure Delivery for Strategic Sites [SD/EX/69] confirms that applications for 100 dwellings and a further 99 dwellings on the Willington Road site have been received. The Parish Council and other local residents pointed out that, with the John Port Academy which is one of the country's largest secondary schools, Etwall's road network is already under pressure. Rat-running and road junctions in need of improvements were identified. Transport Assessment has shown that Willington Road would need to be widened, and significant landscaping work undertaken to deliver the proposed housing. Doubts were raised as to whether the level of service provision, eg. health services, justified Etwall being categorised as a key service village. However, the Topic Paper: Settlement Hierarchy [E.55 & E.78] shows that Etwall is one of the District's largest villages with a comparatively good range of community facilities and services. It is reasonably well located for access to Derby city so that additional housing seems reasonable and I am satisfied that this is justified. I support proposed modification **MM36** to reflect the up-to-date housing numbers and achieve a sound plan.

56. Land north east of Hatton is expected by Policy H11 to deliver around 400 homes. The Council proposed minor additional changes (M50 and M51) to paragraph 5.53 and the policy (H11Bvi) to clarify that access would be provided from Derby Road and/or Station Road, with a new access to the manufacturing and sewage treatment sites. Support for the changes comes from Nestle which operates the manufacturing plant in Hatton and Severn Trent which has responsibility for preventing flood risk. Because of the beneficial effects of removing heavy goods' traffic from the village, these modifications are justified. An amendment to correct the site boundary is put forward in proposed main modification **MM66** which I support to achieve an effective plan.

57. Parties proposed that new or enlarged site allocations should be made in a number of villages including Etwall, Overseal, Melbourne and Repton. I consider that the Local Plan Part 1 includes sufficient, appropriate site allocations in the key service villages. Policy H1 and the Local Plan Part 2 will enable other sustainable, rural sites to be brought forward.

58. Policies H12 to H18 relate to strategic allocations in the north of the District which adjoin the built-up area of Derby city. Table 4 of the Local Plan indicates that more than 6,000 new homes could be accommodated by 2028 on these sites, equivalent to roughly half of all new homes that are likely to be built in the District during the plan period. Prior to 2013/14, the Council acknowledges that essentially no growth occurred around the edge of Derby to meet the former Regional Plan requirements, partly following the withdrawal of the Local Plan in 2005. A conjoined planning inquiry relating to

5 sites was held in 2007-8, and the Secretary of State granted permission in early 2009 for development at Stenson Fields, Highfields Farm and Boulton Moor. The economic downturn which followed halted progress on the sites but 80 dwellings were completed in 2013/14 at Stenson Fields.

59. Given the history of development, or lack of it, on the edge of Derby in recent years, there has to be concern over the deliverability of these sites. In response to my questions [SD/EX/46], the Council submitted fresh evidence in 2015 in its Plan Wide Viability Review and Infrastructure Delivery for Strategic Sites [SD/EX/68 & 69]. These helpfully define the known infrastructure items and costs pertinent to each site and report progress with planning applications, s106 obligations and construction. In December 2015, the Council published up-to-date information on these aspects of the strategic sites together with affordable housing data [SD/EX/96]. Highfields Farm and Boulton Moor are currently under construction (H12 & H13), full planning permission has been granted for Holmleigh Way (H17) and outline permission has been granted for Chellaston Fields, Primula Way and Hackwood Farm (H14, H16 & H18). Table 4 in the submitted plan does not reflect the most up-to-date information and is therefore not justified. Proposed modification **MM22** should be made to ensure that it gives most recent data and is sound.

60. The Council proposed a modification to Policy H14, **MM39**, to state that development would protect and enhance heritage assets. I support this change which English Heritage (now Historic England) sought to achieve compliance with the NPPF [SD/EX/19]. Policies H12, H13, H15 and H18 seek new primary school provision to support new housing development, but new secondary schools for the expected future housing growth on the edge of Derby are not mentioned. This is clearly a matter for South Derbyshire and the City of Derby to address jointly with Derbyshire County Council. The authorities stated that there is some capacity in existing schools including the John Port Academy, and potential new sites are being considered. Public consultation was carried out in 2015 to consider a number of scenarios for expanding school provision, and further consultation is planned for 2016. The County Council advises that its aim is to inform South Derbyshire's Local Plan Part 2 on the subject. Proposed modification **MM21** should be made so that the plan is effective and reflects the latest position on planning for schools.

61. An application is awaited for development on Wragley Way (Policy H15). The Position and Delivery Statement [SD/EX/32] prepared jointly by officers from South Derbyshire and Derby City Councils and Hallam Land Management, with supporting letters from other landowners, indicates ongoing progress on this site. SD/EX/69 confirms that masterplanning has been undertaken for the scheme and SD/EX/81 anticipates the provision of 180 dwellings by the end of the year 2019/2020.

62. The Infrastructure Delivery document advises that the South Derby Integrated Transport Link (SDITL) with an estimated cost of £11-15 million is needed to mitigate the transport impacts of the site as a whole. Phase 1 of the SDITL would connect the Wragley Way site to the new T12 route into Derby City. The housing scheme is very substantial and there is uncertainty as to the timescale for construction of the new road. Policy H15 seeks provision of new primary school accommodation, green infrastructure and a new shopping centre in addition to transport improvements. Also, affordable

housing is much needed. The feasibility of funding and delivering all these items in a comprehensive way is questioned.

63. I note that Table 4, with proposed modification **MM22**, advises that only 1,000 of the 1,950 new homes on the Wragley Way site is expected to be provided within the plan period. Neither the highway authorities nor Highways England have suggested that the planned transport improvements are unreasonable. This is an aspirational but not unrealistic scheme in a location which has good accessibility to the City and major employment sites, in my view. The requirements of paragraphs 154 and 173-177 of the NPPF are not breached and the policy should be retained.

64. Modifications are proposed to many of the site specific housing policies, **MM25-MM32, and MM36-MM38,** to ensure that developer contributions are made towards a new household waste recycling centre in the Swadlincote area. Having regard for the Statement of Common Ground signed by Derbyshire County Council and the District Council [SD/EX/48], I consider that these modifications are necessary to secure appropriate waste disposal and recycling arrangements consistent with good design and sustainable planning for new strategic housing sites.[10] The modifications are needed for effective planning.

65. I have had regard for all the representations which proposed that additional sites for housing should be allocated in the Local Plan Part 1. I note in particular the case for including land at Lowes Farm. Notwithstanding its identification at an early stage as a potential reserve site, I consider that its omission (and the omission of other proposed sites) do not make the Local Plan unsound. I discuss the case for including a site on land west of Mickleover below.

Land west of Mickleover

66. The Council resolved, in September 2015, to allocate land to the west of Mickleover as a strategic site for around 1,650 dwellings. Proposed modifications **MM40 and MM41** would add a new Policy H19 and change the numbering of subsequent housing policies. The proposed allocation has been subject to sustainability appraisal and public consultation, and I am satisfied that the addition of this strategic site would not alter the overall strategy of the Local Plan.

67. The Council argued that the new allocation would help boost the provision of a five year housing land supply, and improve the Plan's capability to meet its new housing development targets over the longer term. The site adjoins the built up area of Derby so could provide a sustainable urban extension, and was included in the Draft Local Plan Part 1 as a potential reserve site. Planning permission was granted on appeal for 300 dwellings on part of this site in 2015[11], and an application was subsequently made for 252 dwellings on another part. However, some parties contended that another strategic site on the edge of Derby was not the most reasonable alternative to increase housing numbers. They argued that South Derbyshire's housing need

[10] Paragraph 110 of this report – regarding Policy BNE1 is also relevant.
[11] Appeal decisions APP/F1040/A/14/2228361 & 3005774 – Land at New House Farm, Etwall Road, Mickleover, Derby 18th August 2015

extended across the whole District not simply the area close to Derby City, and past experience had shown that simply allocating more sites in this locality did not lead to timely delivery.

68. It seems to me that the location is a good one for access to employment and other facilities in Derby City as well as the north-western part of South Derbyshire, for example the Toyota site close to the A38/A50 junction. With planning permission already granted for some 300 dwellings, I have seen no evidence that delivery of housing should be slow. The requirements for new transport and other infrastructure are not as substantial as for some other strategic sites. Given the potential difficulties of forecasting with precision the delivery dates for large sites at Drakelow Park, Boulton Moor and Wragley Way, I consider that the decision to make this new site allocation west of Mickleover is justified and consistent with positive planning to boost housing supply.

69. The Inspector for the appeal at New House Farm identified two main issues for decision-making; the effect of the proposal on highway safety, and the effect on the character and appearance of the area. On the second issue, he concluded that the proposal would change the landscape and extend the edge of the settlement onto pasture land, but would not have a seriously harmful effect on the character and appearance of the area. A development for 1,650 dwellings would have a larger impact than 300 dwellings but, following a site visit, I consider that with good masterplanning and sensitive landscaping, especially on the northern and western edges of the development, it would be possible to soften the urban edge and mitigate the loss of the countryside. Equally, the setting of heritage assets notably Radbourne Hall (Grade 1 listed building) and the amenity of existing residents in Mickleover should be safeguarded through good masterplanning and site management, in accordance with relevant criteria as proposed in new Policy H19.

70. The appeal Inspector concluded that neither a 'traffic lights scheme' nor 'roundabout' scheme for access to the A516 Mickleover bypass would be significantly detrimental to highway safety. Provision of 1,650 dwellings on the site would have more substantial effects on traffic and transport than the appeal proposal. Derby City Council raised concerns over the traffic impact on the local and strategic road networks, as the site had not been included in the most recent transport modelling work. At the strategic level, the Statement of Common Ground between South Derbyshire District, Derbyshire County Council and developers points out that the site has access to part of the highway network that is operating well within capacity, and is likely to benefit in the future from planned improvements to junctions on the A38.[12]

71. Highways England did not object to the approved scheme for 300 dwellings nor the application under consideration for 252 dwellings. Even though the A38 works may not be finished until 2021/22, the Council advised that interim capacity enhancement on 2 of the junctions has been completed.[13] I accept that a specific phasing policy is unnecessary. The development management process should be capable of preventing any harmful impact from the development of this site on the A38.

[12] Statement of Common Ground between CEG, Richborough Estates, South Derbyshire District Council and Derbyshire County Council, Dec 2015, paragraph 2.18 [SD/EX/94]
[13] SDDC evidence to Local Plan hearings December 2015

72. Transport modelling by SYSTRA, formerly MVA, in 2015 using the Greater Derby Transport Model assessed the impact of proposed developments within the Derby HMA Core Strategy, but did not include the site on land west of Mickleover. However, modelling in 2012 had included the site, and it showed that all the potential strategic sites would increase traffic by around 3% above a 2026 reference case. As the site's contribution was calculated at about 0.4% of the 3%, the Statement of Common Ground [SD/EX/94] concluded that inclusion of the Mickleover site would not have a severe impact on the highway network. I have seen no evidence to contradict this position.

73. Regarding impact on the local transport network, vehicular access onto Ladybank Road was raised as a concern by Derby City Council. Ladybank Road serves an established residential area where a substantial increase in through traffic could be detrimental in terms of road safety, noise and pollution from passing traffic. The Statement of Common Ground states that the A516 roundabout, as recently permitted to provide access to 300 dwellings, would have capacity to serve more than 2,000 dwellings. The major part of the new development to the south would be served by the roundabout. Vehicular access to the northern portion of the site would run from Ladybank Road but it would not then connect to the remainder of the site. Access from the north to the larger, southern portion would be prevented for general traffic apart from emergency vehicles or buses[14].

74. It is also proposed to provide walking and cycling connections between the site and Mickleover so that the existing district centre could be accessed on foot, and interaction between the existing and new residential areas promoted. A primary school, local centre with shops and a community centre are proposed on the site, which should help to reduce local vehicle movements. Existing bus services along the A516, Etwall Road and Ladybank Road provide access to Derby city centre and local schools. Measures to improve public transport services have been discussed with a local bus operator, and there are a number of options available.

75. Derby City Council did not object to the site's allocation but raised concern that the site's development could exacerbate existing problems with poor air quality in the City. There is a perceived risk that the national air quality objective for nitrogen dioxide will not be met by 2020. An initial assessment by the site's proponents indicates that at worst the impact on air quality from the development is likely to be slight, and not give any significant increase in air pollution within the Derby AQMA [SD/EX/94, Appendix 1]. I consider that thorough Transport Assessment and traffic management will be needed to address the concerns raised by the City Council. The use of more sustainable transport modes should be positively promoted through a Travel Plan. Proposed modification **MM41** would require these transport measures, in accordance with the NPPF aims for sustainable transport.

76. **MM41** identifying land west of Mickleover as a strategic site for around 1,650 dwellings seeks to achieve an urban extension with supporting infrastructure and services including green infrastructure and drainage that does not exacerbate flood risk downstream. Although some local residents have

[14] Land West of Mickleover: Sustainable Urban Extension Vision Statement Nov 2015, CEG & Richborough Estates – Page 17, Illustrative Masterplan for the 1,650 Unit Scheme

concerns that the development will increase pressure on community facilities including general practitioners and schools, proposed new Policy H19 B sets out a detailed list of infrastructure and supporting facilities which will be required to support the development. I conclude that the modification should be made to boost the supply of housing in accordance with national policy, and to achieve positive plan preparation and effectiveness.

Housing balance, affordable housing and provision for gypsies and travellers

77. Paragraph 5.80 of the Local Plan indicates a high level of need for affordable housing across the Derby HMA, amounting to 51% of homes built in South Derbyshire for the period 2012-17, based on figures from the Derby HMA Strategic Housing Market Assessment Update, July 2013 [E.19 & E.20]. E.20 cautions that South Derbyshire's calculated need for 1,723 affordable homes 2012-17 is only a 'snapshot' assessment and the Council confirms that it will need to be reviewed around 2017 (response to Inspector's questions – Matter 2). Projections of affordable housing need for the period 2012- 2028 are included in Appendix B of the SHMA Update. Figure 160 shows that 63% of likely housing delivery across the Derby HMA would need to be affordable housing, ranging from 49% in South Derbyshire to 74% in Derby City.

78. Appendix B of E.20 advises that private rented lettings at current levels of provision could reduce the affordable housing requirement to around 19% of housing across the Derby HMA and 24% for South Derbyshire. However, the private rented sector is not included in the NPPF definition of affordable housing. I have considered whether an uplift in the overall housing requirement should be sought so that a greater number of affordable dwellings might be achieved.

79. In this context, paragraph 173 of the NPPF requires careful attention to be given to viability and costs in plan-making so that plans are deliverable, and viability is not threatened by excessive obligations and policy burdens. Although a number of evidence documents available when the Local Plan was submitted related to viability, none directly addressed the question as to what should be the target for affordable housing in South Derbyshire, having regard for (i) the level of need and (ii) viability[15].

80. The Plan-Wide Viability Review in June 2015 [SD/EX/68], however, provides up-to-date information as to the cumulative impact of all the plan's policies on viability. It considered residential property markets, land prices, development costs, developers' returns, and all Local Plan policies which might affect viability. The proposed strategic sites and their known infrastructure costs were considered, before varied developer contributions and affordable housing percentages were modelled. The study also considered a mix of types of affordable housing (intermediate housing, affordable rent and social rent). The consultants concluded that "*the cumulative impact of the policies, including the 30% affordable housing, and developer contributions, does not put residential development at serious risk*".

81. The Council also provided up-to-date evidence on the strategic sites in terms of infrastructure costs, affordable housing and tenure splits in December 2015

[15] The Derby HMA Strategic Viability Assessment [C.27]; Derby HMA CIL Viability Assessment [E.79]; Derby HMA CIL Land and Property Viability Appraisal [E.80]

[SD/EX/96]. This table shows that 30% affordable housing has been secured through planning permissions on a number of sites with higher percentages on two of them. I consider that the new evidence in 2015 provides robust justification for Policy H20 to seek "up to 30%" of new housing development as affordable, especially as the supporting text to the policy makes clear that 30% is the starting-point for negotiations. The policy wording allows for some flexibility for the 30% target if non-viability can be demonstrated in a particular case.

82. My attention was drawn to new models of affordable housing, including those which enable tenants to use savings from affordable rents to buy the properties after a time period eg. 5 years. Such products would be in conflict with the restrictions envisaged in Policy H20 for rural exception sites where housing is expected to remain as affordable housing in perpetuity. Even if the Minister has signalled support for changes to the definition of affordable housing, the NPPF currently refers in a positive manner to rural exception sites. Policy H20 with proposed modification MM42 is compliant with paragraph 54 of the national policy document. The Local Plan should not second-guess future changes in Government policy. However, the Council proposed adding a footnote to Policy H20C against the word 'perpetuity' to state that this will apply "subject to the affordable product being considered". I consider that this amendment to **MM42** should be made to ensure that Policy H20 will allow flexibility for different models of affordable housing, in accordance with evolving Government policy and sound planning.

83. The Council advised that it is commencing its own council build project with sites that will deliver 100% affordable housing, and has granted permission for a number of rural exception sites, indicating that a variety of approaches to meet affordable housing need are already being pursued in the District. I am satisfied that the 30% target supported by these other measures should achieve the optimum level of affordable housing, having regard for viability. An uplift in the overall housing requirement to increase the contribution to affordable housing is not necessary.

84. I raised concern that there is potential conflict between Policy H20 seeking to secure up to 30% affordable housing and the supporting text in paragraphs 5.78-5.81, which suggest that the target will not be sought over the next 5 years and perhaps 25% would be more realistic. The Council proposed a minor modification (M68) to delete paragraph 5.81 which I support. In my view, this modification is needed for soundness to ensure that Policy H20 means what it says. I therefore conclude that paragraph 5.81 and most of paragraph 5.78 be deleted to achieve effective planning for affordable housing (**MM70**). To aid the delivery of affordable housing appropriately where it is justified by the SHMA or other up-to-date evidence of need, ie. to achieve effective planning, **MM42** as put forward by the Council, should be made.

85. I have had regard for the argument that a threshold of 15 dwellings could be circumvented by some developers who will propose lower figures based on low densities. Paragraphs 5.82 and 5.83 of the Local Plan should help in securing the supply of affordable homes on smaller sites. Elsewhere, it will be for the Council to deal with the issue through development management. The threshold of 15 dwellings is consistent with national policy and guidance.

86. Policy H19: Housing Balance promotes a mix of housing that is suitable and adaptable for different groups of people including people wishing to build their own homes and elderly people. The Council drew my attention to the proposed care villages at Aston Hall Hospital and Drakelow Park, as well as the recently completed Oakland's Village in Swadlincote.

87. Policy H21 provides for gypsy and traveller sites, and commits to allocating sites through a Site Allocations Development Plan Document. The Council advised that, when the Local Plan was submitted in 2014, work was underway on a Gypsy and Traveller Accommodation Assessment (GTAA) commissioned by all Derbyshire local authorities and East Staffordshire Borough Council. The earlier GTAA in 2007 had estimated requirements up to 2012 of 58 pitches for Derbyshire, of which 19 should be provided in South Derbyshire. After 2012, the GTAA indicated that, if the population of gypsies and travellers continued to grow as projected, at 3% per annum, an additional 15 pitches would be required in the County to meet newly formed households. South Derbyshire, on a proportional basis, could be expected to provide about one third of this figure ie. 5 new pitches every five years. As the District provided 28 new pitches between 2007 and 2014, it is not falling behind in its provision of new pitches.

88. Ideally, the Local Plan Part 1 should state the number of new pitches which are required for gypsies and travellers over the plan period. However, the final version of the Derbyshire and East Staffordshire GTAA was not published until the end of June 2015. This high level document gives figures of additional need in South Derbyshire for 14 sites 2014-19 and 38 sites 2014-34. However, it also states that need does not have to be met where it arises and proposes HMA-type, collaborative structures to meet accommodation needs jointly across a number of local authority areas. Derbyshire County Council commented that, until the GTAA was finalised and agreed as being robust by partners, it would be unreasonable for the South Derbyshire Local Plan to specify future pitch requirements. In the circumstances, I do not find Policy H21 unsound.

89. Overall, I am satisfied that the Local Plan is seeking to meet a range of different needs and widen the choice of high quality homes in accordance with the NPPF. I conclude that, provided the above main modifications are made, the Portrait of the District, defined key issues and strategic objectives set the scene and provide an appropriate basis for the Spatial Strategy. In addition, appropriate provision is made for housing having regard for the NPPF and taking account of the proposed numbers, the planned timing and geographical distribution of new housing, affordable housing, provision for gypsies and travellers, and other groups.

Issue 2 – Employment and the Economy

Whether the Local Plan will contribute to building a strong, responsive and competitive economy to create jobs and prosperity, as well as enabling regeneration and improvements to skill levels. Whether the Local Plan is consistent with promoting a vital and competitive town centre in Swadlincote.

90. Significant weight should be placed on the need to support economic growth through the planning system. Local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.[16] The introduction to Policy S5 sets out the Council's economic vision which includes achieving equality by helping people to realise their potential. It continues with references to increasing skill levels and improving accessibility to opportunities for employment and training. This aspect of the vision is important for a healthy economy and consistent with the NPPF.

91. Policy S5 sets out a target for the development of 53has net additional land for industrial and business purposes, and Table 2 shows this as the requirement for the Remainder of South Derbyshire beyond Derby Urban Area. The target is derived from detailed studies begun in 2008 and updated in 2013 taking account of economic, demographic and land use factors, as well as the aspirations of the Local Enterprise Partnership[17]. In order to secure a balance of jobs and housing across the HMA, the gross land requirement of 276has was proposed to be split in proportion with new dwellings across the three local authority areas.[18] This approach provided the justification for 53has in South Derbyshire outside Derby Urban Area.

92. However, some parties argued that a higher figure should be sought. With good transport connectivity to the M1, A50 and A38, a strong manufacturing base and good employment land availability, South Derbyshire has the potential to provide more land than demographic factors might suggest, it was claimed. The Employment Land Review: Forecasts Update [E.24] supported land requirements for South Derbyshire (District Council area) in the range of 69has - 91has for 2008-28. It is difficult to predict how much land will be required over the plan period, but essential that there is no unreasonable policy constraint on economic expansion. Therefore, Policy S5 should make clear that "a minimum" of 53has is being sought by the Council (**MM16**). Proposed modifications **MM17, MM18, MM44 & MM45** would update Table 2 in Chapter 4 and text in Chapter 6, to give a 2011 base consistent with the revised Introduction to the Local Plan (see MM2), taking account of the development of employment land occurring between 2008 and 2011. These modifications should be made to the plan for effective planning.

93. Policies E1 to E6 in Chapter 6 identify a number of strategic employment land allocations in and around Swadlincote, at Dove Valley Business Park, Hilton Business Park, at Sinfin Moor and the former Drakelow Power Station. The Plan offers a range of sites for prospective investors in sustainable locations, allows for other development elsewhere (Policy E2), and envisages provision of start-up and grow-on business accommodation as well as more substantial sites. Sites notably at Drakelow and Woodville, where there were mineral workings in the past, show that attention has been given to the need for regeneration. The policies indicate where significant infrastructure improvements will be required, notably for the Woodville-Swadlincote Regeneration Route. I consider the approach to encouraging growth and

[16] NPPF, paragraphs 18 to 22 set out the expectations of Local Plans for economic growth and regeneration
[17] The D2N2 Local Enterprise Partnership Strategic Economic Plan [E.72]
[18] Derby HMA Employment Land Review 2008 [E.25]; Derby HMA Employment Land Review: Forecasts Update, 2013 [E.24] and SD Employment Position Paper, 2014 [E.54].

allocating sites across the District to be justified and in line with national policy.

94. Policy E4 protects land for employment use at Sinfin Moor as an extension to the proposed Infinity Park. In addition to increasing the available supply of employment land in a desirable location close to other business uses and the proposed housing development at Wragley Way, the extension could help deliver part of the SDITL. It was pointed out that the strategic allocations in Policy E1 of the Local Plan would provide only 66has, at the bottom end of the range for land requirement estimated in the Forecasts Update, E.24. The extension site at Sinfin Moor would provide an additional 30has of new employment land. Policies E1 and E4 should be modified to reflect the most recent evidence and increase land supply in the interests of positive planning as proposed in **MM43, MM48, MM49, MM67, MM68 & MM69**.

95. It was also contended that Phase 2 of Dove Valley Business Park could boost the supply of employment land. This site has good access to the A50 corridor, where there is a high demand for employment land, and is within an existing employment cluster. Evidence indicates that there is demand for large sites which could not be accommodated at Phase 1 Dove Valley Park or on the strategic sites included in Policy E1. A transport assessment and travel plan indicated that improvements to the A50 Sudbury roundabout would be necessary if Phase 2 were developed. However, s106 obligations could enable these works and other mitigation measures. The Council proposed modifications to Policies E1 and E5 (**MM43, MM50 & MM51**) to enable development on land north of Dove Valley Business Park for large scale industrial and business units only. These should be made to ensure that the plan will be effective.

96. North West Leicestershire District Council expressed concern about the boundary of the Woodville Regeneration Area which did not follow local authority boundaries correctly. South Derbyshire Council put forward a minor modification to the boundary on the map for the E1c site (M111) to correct it.

97. Policy E2 allows for other industrial and business development in addition to that on allocated sites, and paragraphs 6.17 & 6.18 provide some support for rural diversification. However, it was perceived to fall short of the NPPF's paragraph 28, in particular because it would not encourage rural business in well-designed new buildings. This could inhibit the establishment of new micro-businesses with a link to rural living. South Derbyshire has extensive tracts of rural land with dispersed rural communities and I consider that the Local Plan should include a specific rural development Policy E7, as the Council proposed in **MM52**. I also agree with the Council's proposed modifications of Policy E2 and its supporting text, **MM46 & MM47**, to make clear that industrial and business development would be permitted on the edge of Derby City or Burton-upon-Trent, should be in scale with existing development and should not have a harmful impact on the landscape or other environmental assets. The new policy and amendment of Policy E2 would secure positive planning and consistency with the NPPF.

98. Policy INF10 permits tourism development for which there are opportunities for growth in the District, particularly related to the National Forest. Modifications are put forward to the policy and its supporting text by the

Council to enable tourism facilities including visitor attractions to be provided in appropriate locations beyond the urban area and key service villages, with sustainable transport access. Modifications **MM60 & MM61** have been put forward by the Council which should go some way to secure an effective plan and consistency with the NPPF. However, I agree with critics of the proposed re-wording of Policy INF10(C) iii) that this requires clarification. For soundness, C iii) should read *"sustainable and well-designed new buildings, where identified needs are not met by existing facilities, subject to all other relevant policies in the Local Plan."* To make the plan sound, modifications **MM60 & MM61** with this amendment to Policy INF10 should be made.

99. It was suggested that additional employment land should be allocated along the A50 corridor, near to the junction with the A38. This would be near to the existing Toyota plant, but the capacity of the road junction raises concern. In view of the availability of other sites further east along the A50, I see no need for additional greenfield land to be allocated for employment use here.

100. Policy S7 supports and enhances Swadlincote town centre, clarifying that a town centre boundary will be established in the Part 2 Local Plan. I am satisfied that appropriate provision for retail uses to serve urban extensions to Derby can be planned through the Part 2 Local Plan and masterplanning.

101. Subject to the above-mentioned main modifications, the Local Plan should contribute to building a strong, responsive and competitive economy to create jobs and prosperity, as well as enabling regeneration and improvements to skill levels. The Local Plan is consistent with promoting a vital and competitive town centre in Swadlincote.

Issue 3 – The Green Belt

Whether the Local Plan is consistent with the fundamental aim and purposes of Green Belts as set out in the NPPF, and whether the proposals for alterations to Green Belt boundaries are underpinned by an adequate review process and justified by exceptional circumstances.

102. National policy for protecting Green Belt land is set out in section 9 of the NPPF. The use of language in the Local Plan should be consistent with the NPPF in order to ensure effectiveness. Hence, the proposed modification **MM19** to Policy S8 is necessary for soundness.

103. Policy S8 proposes an addition to the Green Belt of 12.5has of land east of the A6 and south-west of Thulston, and deletion of 11.5has north of Shardlow Road and west of the A6 Alvaston bypass. An assessment of the Nottingham-Derby Green Belt in terms of the five purposes of Green Belts was undertaken by the Derby HMA authorities and Erewash Borough Council in 2012 [E.10&11]. It built on earlier work in 2006/7 to review the Green Belt and inform the growth strategy for the Three Cities Sub-Area set out in the East Midlands Regional Plan. It noted that, south-east of Derby, construction of the A50 and A6 strategic highways have meant significant change introducing new physical features into the landscape. Although the Local Plan Review 2002-5 did not proceed to adoption, the Inspector at the Inquiry concluded that change to the Green Belt boundaries was justified in this locality.

104. I accept that the area of land bounded by the London Road and A6 bypass is substantially enclosed, well related to the built-up area and makes a negligible contribution to the openness of the Green Belt. Paragraph 85 of the NPPF advises against including land which it is unnecessary to keep permanently open, when defining boundaries. By contrast, the land south-west of Thulston meets the purposes of Green Belts, notably protecting the countryside from encroachment. There is currently uncertainty over the provision of new secondary school places in Derby and South Derbyshire, but insufficient evidence that a new school would have to be accommodated on this site. The Local Plan includes a number of strategic allocations for housing development close to Derby City, and there is no need to promote additional housing development on this land in the Green Belt.

105. I am satisfied that exceptional circumstances for the proposed changes in Policy S8 have been demonstrated by the Council, and the revised boundaries should be capable of enduring beyond the plan period. Bearing in mind also that the changes would give a net addition of Green Belt land, I conclude that they are sound. With modification to its wording as described above, Policy S8 is consistent with national policy regarding the Green Belt.

Issue 4 – The Environment

Whether the Local Plan will protect and enhance the natural, built and historic environment appropriately, helping to improve biodiversity and green infrastructure, minimising waste and pollution, securing high quality design, safeguarding heritage assets, and mitigating and adapting to a low carbon economy.

106. Policies S1 and S2 are over-arching and appropriately set the scene for more detailed and local policies on sustainable growth and development elsewhere in the Local Plan. The policies emphasise the presumption in favour of sustainable development which the NPPF requires. Proposed modification **MM10** to Policy S1(v) to emphasise the need to protect, conserve and enhance heritage, landscape and rural character is supported by Historic England and the National Trust. To ensure consistency with the NPPF, it should be made. I see no need for change to the Strategic Objectives to add a local definition of sustainable development. However, the Council put forward main modifications to the introduction to Chapter 7: Sustainable Development to refer to the Brundtland definition of sustainable development and remove the now out-dated references to targets for zero carbon homes. **MM53 and MM54** should be made for consistency with national planning policy.

107. Sections 7 and 10 of the NPPF require good design of the built environment and policy to meet the challenge of climate change, including securing radical reductions in greenhouse gas emissions. Policy S3, encourages developers to meet targets for zero carbon development and supports the use of "allowable solutions" where it is not achievable. In view of the Government's Housing Standards' Review and subsequent national policy changes, I consider that modifications to the policy and supporting text are necessary to make them effective. Although the Council has put forward proposed modifications as 'minor', I consider that M11, M13, M14 & M15 insofar as they apply to Policy S3 and paragraphs 4.15 to 4.22 are main modifications. These should all be

made for soundness, as in **MM71** which is a consequential modification to MM53 and MM54. Paragraphs 99 onwards in the NPPF address the need to avoid and manage flood risk. The Council advises that Policies SD2 & SD3 have been drawn up alongside the County Council, and amended and refined to reflect comments from the Environment Agency and local flood authorities. Policy SD3 supports Water Authorities in reducing the demand for water placing a threshold for water consumption of no more than 110 litres per day. In view of Severn Trent Water's Water Resources Management Plan's conclusion that this is needed to ensure water availability over the plan period, I consider that it is justified.

108. The Council advised that its allocated housing sites have been subject to sequential testing based on the Council's Strategic Flood Risk Assessment[19]. This points out that Drakelow Park (H6), Hilton Depot (H7) and Holmleigh Way (H17) are partly at flood risk, but sites have been subject to sequential testing and no built development is proposed in areas within flood zones 2 or 3. Flood alleviation measures are expected to remove proposed housing sites at Primula Way (H16) and North East of Hatton (H11) from flood risk.

109. Incidents of flooding in Etwall were described, including flooding in fields identified as SHLAA sites, by a local resident. There is concern about the robustness of flood risk assessment locally because the Water Authority also has interests in possible development in the wider area. However, I have seen no firm evidence that flood risk has not been adequately assessed in respect of the land at Etwall, which is allocated for housing in Policy H10.

110. Policy BNE1 expects all new development to be well designed, which is consistent with section 7 of the NPPF. The penultimate sentence states that major development should "perform highly" against the Council's Design Supplementary Planning Document (SPD). This is unclear and I consider that proposed modification **MM55** is necessary to secure an effective policy. I agree with the Council that Policy BNE1 would not be the appropriate place to address broadband delivery and that Policy INF1, though not referring to broadband services specifically, nevertheless addresses the broader issue expecting necessary infrastructure to be provided for new development.

111. Policy BNE1 k) sets out a clear approach towards minimising and re-cycling waste. Derbyshire County Council pointed out that the Newhall Bretby Household Waste Recycling Centre (HWRC) is over capacity and cannot be expanded. Derbyshire is currently served by 10 HWRCs and the emerging Derbyshire and Derby City Joint Municipal Waste Management Strategy Review is searching for new provision. However, the precise location is not yet defined. Proposed main modifications **MM25-MM32** and **MM36-MM38** to the strategic housing policies state that developer contributions will be sought for a new HWRC in the Swadlincote area, and I accept that this Local Plan cannot take the matter further.

112. Policies BNL3 & BNL4 (to be changed to BNE3 & 4) and Policies INF7 & INF8 provide a basis for protecting and enhancing the natural environment of South Derbyshire, which includes National Forest and the River Mease Special Area of Conservation. However, the natural environment is under pressure as

[19] Sustainability Appraisal Technical Appendix, Appendix 8 [E.3]

explained in paragraphs 8.45 onwards of the Local Plan. Proposed modification **MM56** sets out the intentions of the policy and how it will be applied more precisely, with a useful categorisation of sites and features of ecological and geological importance. The modification should make policy for biodiversity more pro-active and effective, and it has my support.

113. I consider that paragraph B of Policy BNL4 provides sufficient guidance for developers as to what is likely to be acceptable regarding key valued landscape components, and how any harm might be avoided or mitigated. The County Council drew attention to the South Derbyshire Greenway Strategy, and sought reference to it with a map in the Local Plan. I was, however, advised that the strategy and extent of greenways is liable to change. It may therefore be more appropriate to refer to this detailed information at the Local Plan Part 2 stage, with a cross-reference there to any related SPD.

114. Concern was raised that the Local Plan, notably Policy INF7, would not provide sufficient protection for the Trent Valley south of Burton-upon-Trent within and outside South Derbyshire's boundaries where extensive new housing development, as well as other development plus sand and gravel workings, could substantially change the character of the area and adversely affect the National Forest. The Council contended that interested parties should define their own priorities and strategy, and work through the Local Nature Partnership with the relevant local authorities to secure delivery. Proposed modification **MM58** to Policy INF7, which refers to the Lowland Derbyshire and Nottinghamshire Local Nature Partnership, would acknowledge a role for it beyond the Trent Valley. Proposed modification **MM59** to Policy INF8 would commit to helping deliver the recently published National Forest Strategy. Both modifications should be made to secure a sound plan in respect of green infrastructure especially for land within the National Forest.

115. I conclude, subject to the above modifications, that the Local Plan will protect and enhance the natural, built and historic environment appropriately, helping to improve biodiversity and green infrastructure, minimising waste and pollution, securing high quality design, safeguarding heritage assets, and mitigating and adapting to a low carbon economy.

Issue 5 – Infrastructure including Transport

Whether all the infrastructure including transport works necessary for delivery of the sustainable growth strategy have been identified, along with mitigation measures to address any potential adverse impacts. Whether the Plan's policies will promote more sustainable transport, reducing the need to travel and offering more modal choice.

116. Policy S6 sets out an overarching strategy for Sustainable Access which is supported by Policy INF2, Sustainable Transport, giving development management criteria. The approach is consistent with section 4 of the NPPF. Chapter 9 of the Local Plan reports that local concerns have been highlighted in consultation exercises around the effects new development will have on "an already stretched road network".

117. The Derby HMA Authorities including Derbyshire County Council commissioned transport modelling work to assess the transport impacts of potential strategic

development sites, and consulted relevant stakeholders including the Highways Agency (now Highways England).[20] A multimodal model was used with a future reference case and a future with strategic sites in place. Mitigation measures reflecting all travel modes were considered. The approach is described as fully compliant with WebTAG guidance and based on the most recent DfT growth assumptions for employment and population across relevant local authority areas. The Highway Authorities concluded from this work that the combined effect of South Derbyshire's strategic sites would not result in insurmountable difficulties for the capacity and functioning of the transport network.

118. I have had regard for the criticism of the modelling work and its conclusions by those promoting development at New House Farm, before inclusion of a new Policy H19: Land west of Mickleover was proposed by the Council. Although the modelling exercise used 85th percentile rather than average trip generation rates, this was done consistently across the study area and arguably enabled a worst case scenario to be described. The modelling was also criticised for using an "all or nothing scenario" rather than assessing clusters of strategic sites and spatial options, as had been proposed originally. The Derbyshire County Council Transport Topic Paper, however, emphasised that the process was strategic and unable to *"replicate every movement or nuance of travel behaviour"*. I am satisfied that the approach to modelling was robust and the work has demonstrated that the Local Plan's strategy for growth can be delivered so long as transport improvements are made.

119. The New House Farm site, though included as a strategic reserve site in the Draft Local Plan 2013, was not allocated in the submitted Local Plan. The Sustainability Appraisal (SA) report [E.1] implied that this was because transport modelling had shown negative effects on the operation of the surrounding highways network. Proposals to grade separate 3 junctions crossing the A38 in Derby were required and these were expected to be implemented by 2021. However, the more detailed Technical Appendices to the SA [E.3] suggested that it is unclear whether development here in combination with development proposed in Derby City could result in unacceptable impacts on the A38. A subsequent transport assessment accompanying an outline planning application for land at New House Farm demonstrated that the overall site could accommodate some 1,500 dwellings without harm to the local highway network. Thus, excluding the New House Farm principally on highway impact grounds was not fully justified. Proposed modification **MM41** supporting a new strategic site for some 1,650 dwellings on land west of Mickleover overcomes this concern.

120. Notwithstanding the conclusions from transport modelling that there should be no insurmountable difficulties to accommodating planned development, transport infrastructure improvements would be needed to deliver the strategic sites, including new road schemes which are identified in Policy INF4 of the Local Plan. The Swadlincote Regeneration Route is intended to help delivery of regeneration at Woodville and Swadlincote. A Statement of Common Ground was reached between the Council, Derbyshire County

[20] Derby Urban Area Potential Core Strategy Sites: Traffic Impact Assessment 2012 [E.46, E.47, E.51]; Derby HMA Transport - Position Statement [E.50]; SD/EX/83 to 89 – Transport Modelling Report – Derby HMA Core Strategy – Systra, Oct 2015 – provided more recent data.

Council and St Modwen/Dyson, promoters of the Woodville Regeneration Area [SD/EX/25]. This outlines the benefits of the proposed road and acknowledges that a combination of public funding and developer contributions will be needed to deliver the scheme.

121. The South Derby Integrated Transport Link (SDITL) Phase 1 is needed to mitigate the impact of proposed development on the southern edge of Derby urban area, notably at Wragley Way. Allocation of land at Sinfin Moor as a strategic employment site under Policy E4 would also be served by the Link and its promoters state that allocation of this site would *"enable the owners /developers of the employment site to provide proportionate developer contributions.*[21]*"* The Wragley Way Position and Delivery Statement incorporates the western part of Phase 1 on its site and envisages contributions to the road. The scheme has been costed at £4.75million - £6 million which is considered to be deliverable. The Swarkestone Causeway Bypass and SDITL Phase 2 are long term projects without funding at this stage. However, paragraphs 9.37 and 9.39 in the Local Plan explain their purpose and provide justification for their inclusion. I am satisfied that the other schemes with developer contributions reflect the modelling evidence, are needed within the plan period and should be deliverable.

122. Highways England advised that, should substantial development at Dove Valley Park come forward through Policy E5, this would be likely to have an impact on junctions A50/A515 and A50/511. Policy INF2 requires a transport assessment and travel plan where new development with significant transport implications is intended. Travel plan measures should be funded by developer contributions appropriate to the impact on the transport network. This should ensure that Policy E5 would not result in harmful congestion at A50 junctions.

123. Egginton Parish Council objected to Policy INF3, Strategic Rail Freight Interchange (SRFI). Even though such a development proposal would be determined nationally through the National Infrastructure Planning system, and not by the local planning authority, nevertheless its likely scale (estimated as taking up some 255 hectares of land at Egginton Common and providing some 7,000 direct jobs) mean that a decision to go ahead with it could have a significant impact on the Local Plan. The NPPF advises that local authorities should work with neighbouring authorities and transport providers for the provision of viable infrastructure necessary to support sustainable development including large scale facilities such as rail freight interchanges, among other things. The Parish Council considers that the Local Plan has not done this; the absence of a strategy represented a serious failure. Policy INF3 merely lists the matters that would need to be addressed as conditions if such a scheme were approved and this, in the Parish Council's view, is insufficient.

124. The Strategic Distribution Site Assessment Study for the Three Cities Sub-Area of the East Midlands in 2010 assessed the merits of a number of potential sites for SRFI development [SD/EX/39]. An emerging SRFI proposal for East Midlands Intermodal Park (at Egginton Common), being one of the shortlisted sites, has been the subject of pre-application discussions between

[21] Further statement on behalf of Christ Church, Oxford, Pegasus Group (Ref 034). Nov 2014

Goodman Shepherd and the Council. A statement of common ground between those parties was submitted as evidence for the Local Plan examination [SD/EX/20]. One of the other short-listed sites in the East Midlands, at Castle Donington, was granted a Development Consent Order by the Transport Secretary in January 2016. However, the proposed SRFI in South Derbyshire is at a less advanced stage. National policy seeks a network of SRFIs, but it is clear that only a limited number of sites will have sufficient connectivity, scale and character to qualify as suitable. It seems to me inappropriate for South Derbyshire Council to express a preference in the Local Plan for or against the Egginton Common site. It has neither the authority nor evidence to choose between alternative sites across the region.

125. The Council acknowledged that, if a SRFI of the scale envisaged by the Parish Council were brought forward, this could have a major impact on the Local Plan's growth strategy. I accept that, if an additional 7,000 jobs were generated in the Egginton area, this could affect future planning for new housing, transport and other infrastructure, and might necessitate a review of the Local Plan. However, at this stage, there is no certainty that SRFI development will come forward and there is uncertainty as to its exact scale. I am satisfied that Policy INF3 provides useful guidance for any future development to meet national policy for SRFI within the District, and is sound.

126. I conclude that the Local Plan identifies all the main infrastructure including transport works necessary for delivery of the sustainable growth strategy, along with mitigation measures to address any potential adverse impacts. The Plan's policies should promote more sustainable transport, reducing the need to travel and offering more modal choice.

Issue 6 – Delivery of the Local Plan

127. ***Whether the Local Plan policies are deliverable having regard for funding and stakeholder support, and the cumulative effect of infrastructure requirements as well as affordable housing.***

128. The Local Plan includes a significant number of strategic sites for major housing development and employment land provision. Transport and other infrastructure will need to be improved to achieve good quality, sustainable development across the District. The Council's evidence base, with its most recent Plan Wide Viability Review [SD/EX/68] and Infrastructure Delivery for Strategic Sites [SD/EX/69], provides reassurance that the Local Plan is aspirational but realistic and that the requirements of paragraphs 173, 174 & 177 of the NPPF are met.

129. Paragraphs 175 & 176 of the NPPF set out the role of the Community Infrastructure Levy (CIL), planning conditions and planning obligations in supporting new development and making it acceptable in planning terms. Policy INF1: Infrastructure and Developer Contributions in the Local Plan sets out the Council's expectations for infrastructure to support new development, referencing planning obligations and CIL. Proposed modification **MM57** commits the Council to revising its Planning Obligation SPD and operating a CIL charging schedule when adopted. This modification would give consistency with positive planning in line with the NPPF and should be made. Providing this modification and those referenced earlier in the report are

made, the Local Plan policies should be deliverable having regard for funding and stakeholder support, and the cumulative effect of infrastructure requirements as well as affordable housing.

Assessment of Legal Compliance

130. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I have considered carefully the claims of some local people that the public consultation process was inadequate. I understand that the large volumes of paperwork and internet access to unfamiliar websites can present a challenge to engage with the planning process. However, it would not be practicable to undertake door-to-door discussions with hand deliveries of material, along the lines of those used for political elections. A significant number of events were held across the District to inform and engage with local communities during Plan preparation. Whilst the SA reports are lengthy and technical, the Council has routinely produced Non-Technical Summary documents to assist the lay reader. The Local Plan should include the best policies and proposals judged on planning merits and these will not necessarily have the support of all or, in some cases, the majority of local people.

131. I have commented on the position of Linton in the settlement hierarchy in paragraph 44 and am satisfied that public consultation on this and all other proposed main modifications enabled all interested persons and parties to comment. The Statement of Community Involvement (SCI) was adopted in 2006 [E.29] and it set out the methods to be used to involve the community in local planning. The Regulation 22 Consultation Statement [C.7] confirms that a broad range of methods to consult and engage stakeholders and the public were used at all stages of plan preparation. Also, given the interest in the Public Examination with nearly 1,500 representations made to the Pre-Submission Local Plan, I conclude that public consultation was carried out in accordance with the SCI and the Regulations and was satisfactory.

132. Concerning SA and the likely effect of possible strategic sites on the highway network, I found that the early conclusion in respect of the New House Farm site was not justified. However, the Council subsequently decided to add the land west of Mickleover as a strategic site. The SA is adequate in other respects. As described in paragraphs 12-15, the Addendum Report August 2015 [SD/EX/71] satisfactorily appraised reasonable options for apportioning the HMA's housing growth between the constituent authorities and provided justification for preferring Option 3. The approach to SA and its conclusions on apportionment were agreed by the three HMA authorities. The Council carried out a SA Modifications Update in January 2016, to ensure that the last round of proposed modifications met the legal requirements.

133. I conclude that the South Derbyshire Local Plan, with main modifications, meets all the legal requirements.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The South Derbyshire Local Plan Part 1 is identified within the approved LDS, November 2014, [SD/EX /26] which sets out an expected adoption date of March 2015. Although this now appears too optimistic, in general terms the Local Plan's content and timing are compliant with the LDS.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in March 2006 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM).
Sustainability Appraisal (SA)	SA has been carried out which includes meeting the requirements of the Strategic Environmental Assessment Directive. Work after submission on the apportionment of the HMA's housing need between the constituent Councils, and the inclusion of land west of Mickleover as a strategic site, have also been subject to SA.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report (March 2014) [E.9] sets out why AA is not necessary
National Policy	The Local Plan complies with national policy except where indicated and modifications are recommended.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the South Derbyshire District and Derbyshire County Councils' SCSs [D.50-54].
Public Sector Equality Duty (PSED)	The Local Plan complies with the Duty.
2004 Act (as amended) and 2012 Regulations.	The Local Plan complies with the Act and the Regulations.

Overall Conclusion and Recommendation

The Pre-Submission Local Plan Part 1 has a number of deficiencies in relation to soundness for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

The Council has requested that I recommend main modifications to make the Plan sound and legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix, the South Derbyshire Local Plan Part 1 satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Jill Kingaby

Inspector

This report is accompanied by the Appendix containing the Main Modifications to the Local Plan

Appendix – South Derbyshire Local Plan Part 1 – Inspector's Report

This document details the proposed main modifications to the South Derbyshire Pre-Submission Local Plan Part 1.

This schedule supersedes all previous schedules of proposed modifications submitted by the Council.

The proposed main modifications are listed in the order they appear in the Pre-Submission version of the Plan, with the exception of the policy maps which are grouped towards the end of the table, and the last two modifications, MM70 and MM71. These have been added by the Inspector.

Modifications proposed are shown in bold and underlined, where text is proposed for removal it has been struck through, and any comments are in italics.

- **Insertion of text**
- ~~Removal of text~~
- *For information*

Main Modifications

Updates to paragraph numbers are not included within the modifications table, however will be made to reflect the proposed changes within this modifications document and will run in chronological order.

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and comments shown in *italics*). Modifications that arose through the Examination process are also <u>underlined</u>.
Key Diagram			
MM1	After contents page		*Update the Key Diagram to include:* • *Housing allocations* • *Employment allocations* • *Proposed major infrastructure* • *Settlements according to hierarchy policy*
Chapter 1: Introduction			
MM2	2	1.1	Decisions on planning issues affect everyone's lives. The Local Plan deals with the proposals for the amount and location of future housing, employment and infrastructure in its widest meaning for the period from ~~2008~~ **<u>2011</u>** to 2028 in a comprehensive and holistic manner. Having a plan in place will ensure that development does not come forward in a piecemeal manner but through a plan-led process.
MM3	2	1.10	The Local Plan is to be written in two parts as follows: Part 1 – ~~to cover the strategic housing and employment allocations. It also includes strategic plan policies and key development management policies.~~ **<u>Is the strategic part of the Plan. It contains strategic policies comprising of: housing and employment allocations, spatial policies and development management policies.</u>**
MM4	2	1.12	The Local Plan Part 1 contains **<u>strategic policies for the District</u>**: Chapters 1 and 2 – includes Introductions to the Local Plan and a Spatial Portrait, which describes the District.

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and comments shown in *italics*). Modifications that arose through the Examination process are also underlined.
			Chapter 3 – sets out the Vision for the District and strategic objectives that will enable the Vision to be met. Chapter 4 – includes ~~the strategic policies that set out the overarching~~ **spatial** policies for development in the District. Chapter 5 to 9 – includes ~~key~~ development management policies.
MM5	4	Additional paragraph after 1.18	**Whilst South Derbyshire is part of the Derby HMA, the further functional links into Ashby de la Zouch in North West Leicestershire and Burton upon Trent in East Staffordshire should be recognised. Swadlincote and the southern part of the District are influenced both by Burton and Ashby. Whilst parts of North West of the District closest to the East Staffordshire border are influenced by Burton.**
Chapter 3: A Vision and Local Plan Objectives for South Derbyshire			
MM6	11	3.1	• South Derbyshire has the fastest growing population in Derbyshire and market needs suggest that around ~~13,500~~ **12,618** additional homes are needed between 200~~8~~**11** and 2028.
MM7	12	3.4	The below sets out the vision for South Derbyshire over the period **from 2011 up** to 2028:
			The strategy for growth will have delivered at least an additional ~~13,454~~ **12,618** homes over the ~~preceding twenty year~~ **plan** period and ensured the District's housing stock is better aligned to the needs of – and available to – everyone, irrespective of their stage of life, income or circumstances.
			To accommodate growth, brownfield land and disused buildings will be brought back into beneficial use and major **sustainable** urban extensions **to** ~~immediately to the south and south east of~~ Derby will have been developed, ~~accommodating a minimum of 6,800 additional homes and~~ providing a wide range of accommodation to meet the expanding housing needs of the City of Derby and South Derbyshire. The growth potential of Derby and these new urban extensions in particular, will have been unlocked through transport and other infrastructure improvements such as the provision of a new secondary school and other required local amenities.

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in ***bold*** and comments shown in *italics*). Modifications that arose through the Examination process are also underlined.
Chapter 4: Spatial Strategy – A Plan for Growth			
MM8	15	4.7	Fundamental to the strategy is the HMA's recognition that ~~neighbouring~~ Derby City is unable to make provision for all its own housing needs within its own boundary. **The City is only able to provide 11,000 dwellings over the period to 2028.**
MM9	16	4.8	This means a collective approach is needed to ensure development needs across the wider Derby area are properly met. **As a result, over the plan period at least 12,618 dwellings will be built within the District, of which 9,605 dwellings are to meet *South Derbyshire's* objectively assessed housing need and 3,013 dwellings are in part to meet Derby City's unmet objectively assessed housing need.** As part of ~~that approach~~ **this collective approach**, the authorities have worked together to ensure that optimum possible use is made of derelict and other previously developed sites and premises, to ensure opportunities for brownfield regeneration are taken. This will reduce the need for the loss of greenfield land particularly on the edge of Derby City**, a**lthough to achieve the planned growth across the HMA will mean the unavoidable loss of some greenfield land.
MM10	17-18	S1	South Derbyshire will promote sustainable growth to meet its objectively assessed housing and commercial needs in the plan period ~~of this Local Plan~~ **2011 – 2028**.
		S1	The two parts of the Local Plan will ensure that the economic, social and environmental objectives set out in this Plan are fully addressed**:** ~~by the overarching policy:~~

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and comments shown in *italics*). Modifications that arose through the Examination process are also underlined.
		S1 i)	~~Ensuring that South Derbyshire's objectively assessed housing need is met alongside providing additional housing to ensure that Derby City's needs are also met. The housing split is as follows:~~ ~~a) 10,903 as South Derbyshire's need as assessed~~ ~~b) 2,551 to allow Derby City to meet its assessed need~~ ~~Generating a total of 13,454 dwellings to be built in the plan period.~~ **Over the plan period (2011 – 2028) at least 12,618 dwellings will be built within South Derbyshire.** The housing sites required will be met on a mixture of brownfield and greenfield sites with ~~brownfield land preferred where possible.~~ **encouragement given to the re-use of previously developed land.**
		S1 (v)	~~Through this strategy being put in place it~~ **It** is essential that the District's heritage assets, landscape and rural character are ~~recognised~~ **protected, conserved** and enhanced**.** ~~where possible, whilst accepting that some change is necessary to allow for the strategy to be delivered.~~
MM11	20	Title below 4.22	South Derbyshire Housing Growth ~~2008~~ **2011** – 2028
MM12	20/1	S4	~~Provision will be made in this Plan for at least 13,454 net additional dwellings over the Plan period. The dwellings will be split between the Local Plan Part 1 and the Local Plan Part 2 as follows:~~ ~~i) Part 1 – Sites allocated to accommodate at least 12,404 dwellings as strategic sites.~~ ~~ii) Part 2 – the remaining dwellings, around 600, to be dealt with as non-strategic sites across the District including an assumed windfall of 450 dwellings across the Plan period.~~ ~~All of the above allocation in Part 2 will be made in regard to the settlement hierarchy (policy H1).~~ ~~The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the NPPF.~~

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			Provision will be made in this plan for at least 12,618 additional dwellings over the plan period. **The dwellings will be split between the Local Plan Part 1 and 2 as follows:** **A Part 1 – Strategic sites (greater than 99 dwellings) allocated to accommodate the majority of the housing target.** **B The Part 1 allocations are to be made according to the following strategy:** **Urban Areas – Swadlincote, edge of Derby and the edge of Burton upon Trent** **Key Service Villages – strategic sites in Aston on Trent, Etwall, Hatton, Hilton and Repton.** **C Local Plan Part 2 –600 dwellings will be allocated across non-strategic sites (less than 100 dwellings).** **D The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the NPPF.**
MM13	21	4.27	The HRS study and the ~~subsequent~~ update **through the SHMA** concluded there is a demographic need for 35,354 additional homes for the period 2008 – 2028 throughout the Derby HMA. **However this was updated again through sensitivity testing undertaken in March 2014 which considered the updated period 2011 – 2028 and found that the total housing need in the HMA was considered to be 33,388 dwellings.** The following table shows the distribution of the assessed housing need across the Derby HMA authorities:
MM14	21	Table 1	*Update table to reflect most up to date information* Table 1: Housing target across the Derby HMA 200~~8~~**11**-2028 Local Authority: Housing Target 200~~8~~**11**-2028 South Derbyshire: ~~13,454~~ **12,618**

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			Amber Valley: ~~9,400~~ **9,770** Derby City: ~~12,500~~ **11,000** Total: ~~35,354~~ **33,388**
MM15	22	4.31	It should be noted that in planning for an additional ~~13,454~~ **12,618** dwellings in South Derbyshire, the following need to be subtracted to give a reflection of what is required from the Local Plan moving forward: • Dwellings which have already been completed since 1 April ~~2008~~ **2011** • Unimplemented planning permissions for dwellings as at ~~1 April 2012~~ **the point being monitored from** and unimplemented sites already allocated in the South Derbyshire Local Plan 1998.
MM16	25	S5	Provision across a range of sites, including allocations, will be made for the development of **a minimum** 53 ha net additional land for industrial and business development in support of the **Economic Strategies of the Council and the** D2N2 Local Enterprise Partnership ~~and the Council's Economic Strategy~~.
MM17	26	Table 2	*Update table 2 to reflect the most up to date information*

Area	% of Housing Growth	Employment **Land Need 2008-2028**	**Developed 2008-2011**	**Outstanding Requirement 2011-2028**
Derby Uraban Area	55.8	154ha		
Remainder of Amber Valley	25.1	69ha		
Remainder of South Derbyshire	19.1	53ha	**10.73ha**	**42.27 ha**
Total		276ha		

MM18	26	4.49	~~Since 2008 there has been 13.09 hectares of land developed in the 'remainder of South Derbyshire' area, therefore the remaining requirement is just less than 40 hectares. Details of how this is to be achieved are set out in Policy E1.~~

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			The March 2014 housing sensitivity analysis resulted in an upward revision of the housing target and subsequent adjustments to the split of the housing between the three areas. However, the HMA local authorities concluded that any resultant change to the extent of the employment land requirement across the HMA as a whole and within each of the three areas would be negligible in scale. Therefore, *no further* adjustments have been made. **In the "Remainder of South Derbyshire" area, development completed between 2008 and the Local Plan base date of 2011 measured 10.73 ha. Deducting this from the overall requirement of 53 ha leaves a total of 42.27 ha to be developed during the plan period. Details of employment land allocations can be seen in Chapter 6.**
MM19	29	S8	There is a presumption against inappropriate development within the Green Belt **and** ~~unless very exceptional circumstances exist. D~~development proposals received within the Green Belt *will be assessed* against national policy.
Chapter 5: Housing			
MM20	34	Table 3	*Delete the existing Table 3 and replace with up to date information for 'Land Supply within Swadlincote and Villages Area':*

Strategic Site allocations – Swadlincote and Villages	No. of Dwellings
Land north of William Nadin Way/west of Depot	600
Land in the vicinity of Church Street/ Bridge Street & Moat Street	350
Broomy Farm	400
Depot housing site, Darklands Road, Swadlincote	158*
Drakelow Power Station,	2,239 (1)

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			Drakelow Land off The Mease, Hilton 485* Former Aston Hall Hospital 74* Land of Longlands, Repton 124* Willington Road, Etwall 199* Land to the north east of Hatton 400 Other Part 2 site allocations 600 Windfalls 450 Note (1) Around 1,200 dwellings expected to be built out during Plan Period. *Dwelling numbers changed on allocated land through planning applications from submitted Plan
MM21	36	5.14	~~The Strategy favours the allocation of sites to the south and south east of Derby, these being the most suitable broad locations with respect to future secondary school provision, in addition to those which already have planning permission, in meeting future housing needs.~~

<table>
<tr><th>Modification Ref.</th><th>Document Page No.</th><th>Policy/ Paragraph/ Table</th><th>Modified text (deleted text shown as ~~struck through~~, additional text shown in bold and comments shown in italics). Modifications that arose through the Examination process are also <u>underlined</u>.</th></tr>
<tr><td>MM22</td><td>36</td><td>Table 4</td><td>Delete the existing Table 4 and replace with up to date information for 'Land Supply on the Derby Urban Edge':
<table>
<tr><td>Strategic Site allocations – Edge of Derby City</td><td>No. of Dwellings</td></tr>
<tr><td>Highfields Farm</td><td>1,040*</td></tr>
<tr><td>Boulton Moor (Phase 1, 2 & 3)</td><td>1,950</td></tr>
<tr><td>Chellaston Fields</td><td>500</td></tr>
<tr><td>Wragley Way</td><td>1,950 (1)</td></tr>
<tr><td>Primula Way, Sunny Hill</td><td>500</td></tr>
<tr><td>Holmleigh Way, Chellaston</td><td>120*</td></tr>
<tr><td>Hackwood Farm</td><td>290</td></tr>
<tr><td>Land West of Mickleover</td><td>1,650 (2)</td></tr>
<tr><td></td><td></td></tr>
<tr><td>Note (1) Around 1,000 dwellings are expected to built out during Plan Period.
(2) Around 1,400 dwellings are expected to be built out during Plan Period.
*Dwelling numbers changed on allocated land through planning applications from submitted Plan</td><td></td></tr>
</table></td></tr>
<tr><td>MM23</td><td>38</td><td>Insert paragraph after 5.17</td><td><u>5.18 The settlement boundaries will be reviewed through Part 2 of the Plan as many will need re-drawing due to growth that has either taken place or is expected to take place through the allocations made (in both parts of the Plan). It does not mean that any new opportunities that arise</u></td></tr>
</table>

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			<u>will not be considered by the Council but the intention is to manage development within the District.</u>
MM24	37-38	H1	~~A The location of further residential development will be determined in accordance with the following settlement hierarchy:~~ ~~**iv)** Urban Areas – Development of a range of scales up to and including strategic sites and affordable and cross subsidy exception sites of up to 25 dwellings will be promoted in appropriate sites within and adjoining Swadlincote including Woodville and as extensions to the urban areas of the City of Derby and Burton upon Trent.~~ ~~It is anticipated that 200 dwellings will be allocated within these locations in Part 2 of the Local Plan.~~ ~~**iv)** Key Service Villages – Development of a range of scales up to and including small strategic sites and affordable and cross subsidy exceptions sites of up to 25 dwellings will be promoted in appropriate sites and according to individual settlement circumstance within the following settlements:~~ ~~Aston on Trent~~ ~~Overseal~~ ~~Etwall~~ ~~Repton~~ ~~Hatton~~ ~~Shardlow~~ ~~Hilton~~ ~~Willington~~ ~~Melbourne~~ ~~**iv)** Local Service Villages – Development of a local scale (up to 15 dwellings) and local scale affordable and cross subsidy exceptions sites of up to 15 dwellings to be promoted in appropriate sites and~~

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			~~according to individual settlement circumstance within the following settlements:~~ ~~Findern~~ ~~Newton Solney~~ ~~Hartshorne~~ ~~Rosliston~~ ~~Linton~~ ~~Stanton~~ ~~Ticknall~~ ~~Weston on Trent~~ ~~Netherseal~~ ~~It is anticipated that sites for 404 dwellings will be allocated in Key and Local Service Villages through Part 2 of the Local Plan.~~ ~~v) Development of limited infill and conversion of existing buildings and local scale affordable and cross subsidy exception sites of up to 12 dwellings will be promoted on appropriate sites and according to individual settlement circumstance within the following settlements, classed as Rural Settlements:~~ ~~Ambaston~~ ~~Egginton~~ ~~Radbourne~~ ~~Barrow upon Trent~~ ~~Elvaston~~ ~~Scropton~~ ~~Foremark~~ ~~Stanton by Bridge~~ ~~Bretby~~ ~~Foston~~ ~~Smisby~~

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			~~Burnaston~~ ~~Ingleby~~ ~~Sutton on the Hill~~ ~~Cauldwell~~ ~~Kings Newton~~ ~~Swarkestone~~ ~~Church Broughton~~ ~~Lees~~ ~~Thulston~~ ~~Coton In The Elms~~ ~~Long Lane~~ ~~Trusley~~ ~~Coton Park~~ ~~Lullington~~ ~~Twyford~~ ~~Dalbury~~ ~~Marston on Dove~~ ~~Drakelow Village~~ ~~Milton~~ ~~Walton on Trent~~ ~~It is anticipated that sites for around 96 dwellings allocated in Rural Villages through Part 2 of the Local Plan.~~ ~~vi) Rural Areas – dependant on limited infill and conversion of existing buildings will be acceptable within any settlement not classed elsewhere in the hierarchy.~~ **<u>The Settlement Hierarchy is based on the range of services and facilities that are offered by each settlement. The level of development for each settlement will be of a scale appropriate to the size and role of that settlement. As planning applications are received the merits of each individual site will be assessed through the Development Management process.</u>**

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			The distribution of new development outside of allocations over the period of this Plan will be in accordance with the Settlement Hierarchy below: **1 Urban Areas – the urban areas of Swadlincote including Woodville, adjacent to Derby and adjacent to Burton upon Trent** **2 Key Service Villages** **Aston on Trent Etwall** **Hatton Hilton** **Melbourne Overseal** **Repton Shardlow** **Willington Linton** **For the above two tiers, development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 25 dwellings.** **3 Local Service Villages** **Coton in the Elms Findern** **Hartshorne Mount Pleasant** **Netherseal Newton Solney** **Rosliston Ticknall** **Weston on Trent** **For the above tier, development of sites within the settlement boundary will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 15 dwellings.** **4 Rural Villages**

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and comments shown in *italics*). Modifications that arose through the Examination process are also underlined.
			Ambaston **Barrow upon Trent** **Bretby** **Burnaston** **Cauldwell** **Church Broughton** **Coton Park** **Dalbury** **Drakelow Village** **Egginton** **Elvaston** **Foremark** **Foston** **Ingleby** **Kings Newton** **Lees** **Long Lane** **Lullington** **Marston on Dove** **Milton** **Radbourne** **Scropton** **Smisby** **Stanton** **Stanton by Bridge** **Sutton on the Hill** **Swarkestone** **Thulston** **Trusley** **Twyford** **Walton on Trent** **For the above tier development of a limited nature will be allowed** **i. within the settlement boundary where applicable or adjacent to as an exceptions or cross subsidy site as long as not greater than 15 dwellings.** **ii. Or of limited infill and conversions of existing buildings where no settlement boundary.** **5 Rural Areas – areas outside of the defined settlements listed above.** **Due to the lack of services and facilities and defined settlement boundaries, only development of limited infill and conversions of existing buildings will be acceptable.**
MM25	40	H2 B	**viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**

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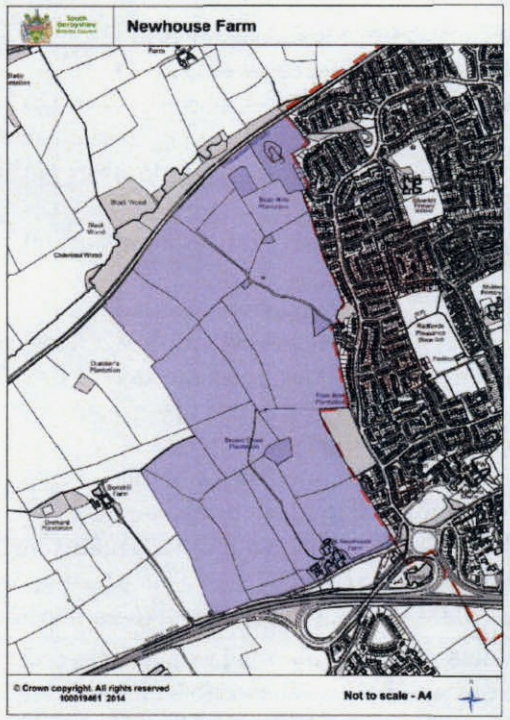
MM26	42-43	H3 B (ii)	**Residential development of the Moat Street site will only be permitted when the provision of an appropriate replacement facility site has been secured;** ~~Consideration needs to be given to the provision of a new football ground on the Bridge Street site of an acceptable standard in terms of quality, with contributions achieved where viable.~~
		H3 B (iii)	~~Consideration will also need to be given to any undue adverse impact on nearby ocupiers which may require mitigation of the visual impact to be put in place.~~ **Measures will be used to protect the separate identity of Albert Village and the amenity of nearby occupiers by mitigating against undue adverse visual impacts;**
		H3 (vi)	Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route **and the CONKERS circuit.**
		H3 B	**vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**
MM27	46	H4 B	**vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**
MM28	48	H5 A	Residential development on land at the Council Depot for around **158** ~~165~~ dwellings.
		H5 B	**v) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**
MM29	50	H6 B	**vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**
MM30	52 – 53	H7 A	Residential development on land at the Council Depot for around **485** ~~375~~ dwellings.
		H7 B i)	The provision of a ~~two form entry~~ primary school on site to address the capacity issues of **current** primary school provision within Hilton;
		H7 B (viii)	**The opening up of an existing culvert through the site and the creation of appropriate easements** ~~An appropriate easement~~ along watercourses on the site**,** free of built development.
		H7 B	**ix) Developer Contributions to be made towards the provision of a new Household Waste Recycling**

			Centre in the Swadlincote area.
MM31	55	H8 A	Residential development on land at the Council Depot for around **74** ~~100~~ dwellings.
		H8	**vii) The development shall protect and enhance the setting of heritage assets.**
		H8	**viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**
MM32	58	H9	Residential development on Land at Longlands, Repton for around ~~100~~ **124** dwellings
		H9 B	**viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**
MM33	60	H10	Policy H10: Land south of Willington Road ~~and land south of Sutton Lane~~, Etwall
MM34	60	5.47	Land to the south of Willington Road, lies to the south east of Etwall village and currently comprises agricultural fields. The site is adjacent to the built up area of Etwall and will be contained by Willington Road to the northeast of the site and by residential development to the west of the site. ~~A separate site on Sutton lane lies to the north of Etwall village and is currently in use as a cricket ground and includes a pavilion. The two sites together make up Policy H10.~~ Etwall Village provides a range of services and facilities, including John Port Secondary School.
MM35	60	5.49	~~Together these sites offer the opportunity to provide better facilities and improve existing facilities in the village.~~
MM36	60 - 61	H10 A	Residential development on land at Willington Road ~~and land at Sutton Lane~~, Etwall for around ~~114~~ **199** dwellings ~~in total~~.
		H10	B The Council will require the below listed site specifics and accordance with other Local Plan policies: ~~iv) For land at Willington Road:~~ ~~a) Provision of a replacement cricket pitch and pavilion, which should be an improvement in relation to the existing pitch and pavilion;~~ ~~b)~~ **i)** That the development shall not adversely affect the setting of Etwall Lodge; ~~c)~~ **ii)** High quality pedestrian connections will be made from the site into the village of Etwall. **iii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.** ~~iv) For land at Sutton Lane:~~

			~~a) Land is provided for the extension of Etwall cemetery; the present cemetery is at capacity and needs to expand;~~ ~~b) The character and setting of the Conservation Area and adjacent listed buildings shall be preserved;~~ ~~c) The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and create a new village edge;~~ ~~d) High quality pedestrian links will be enhanced between the site and the village centre and between the site and the cemetery~~ ~~e) The existing hedgerow to be retained as far as possible.~~
MM37	64	H11 B	**x) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**
MM38	66	H12B	**viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**
MM39	72	H14 B	**iv) The development shall protect and enhance the setting of heritage assets**
MM40	84 - 87	H19, H20, H21	*Policy numbers changed to take account of additional housing site policy – Land west of Mickleover which is to be H19.* *H19 -> Policy H20 Housing Balance* *H20 -> Policy H21 Affordable Housing* *H21 -> Policy H22 Sites for Gypsies and Travellers and for Travelling Showpeople*
MM41	84	H19	**Land West of Mickleover is a sustainable urban extension to Derby City. The site lies to the west of the built up area of Mickleover. The A516 (Etwall Road) runs to the south of the site and to the north of the site is a former railway line which is a Sustrans route.** **The site can deliver around 1,650 dwellings in total though slightly less is expected to be delivered during the plan period, around 1,400 dwellings.** **The site is in a good location in relation to access to services and facilities. Though the site offers the opportunity to deliver new infrastructure due its critical mass.** **Policy: 19 Land to the west of Mickleover** **A Residential development on Land to the West of Mickleover will provide for around 1,650 dwellings.**

			B The Council will require the below listed site specifics and accordance with other Local Plan policies: **i That South Derbyshire District Council and the developers work together with both Derby City and Derbyshire County Council to ensure that the proposals offer a holistic vision for an urban extension to be delivered in a comprehensive manner. Delivery mechanisms will need to be established to ensure the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;** **ii A jointly prepared development framework by South Derbyshire District Council and the developers shall be produced that sets out guiding principles for the site;** **iii The provision of a one form entry primary school on site with the provision of land for a two form entry should it be required;** **iv A new district centre offering a range of shops and facilities shall be provided that is commensurate with the needs of the community. The scale and nature of these facilities will be determined by evidence submitted with a future planning application;** **v The provision of a community centre. The ownership and management of this centre will be considered in more detail as part of a future planning application;** **vi Consideration of a GP surgery on site subject to discussions with the Southern Derbyshire Clinical Commissioning Group;** **vii High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development and the adjacent Sustrans route;** **viii The northern and western edge of the site will require a significant green buffer to help soften the housing development against the landscape;** **ix The urban extension shall protect and enhance where possible the wider setting of Radbourne Hall and other heritage assets;**

			x Any application for planning permission will be supported by an assessment of the impact of development traffic on the strategic and local road network, including the cumulative impact of development proposed in three aligned Core Strategies. The scope of the assessment should be agreed with the local planning authority in consultation with the relevant transport network operators and service providers. The application will also be supported by an access strategy and a package of necessary measures to mitigate any significant impact of the development, including off-site highways improvements, necessary developer contributions and other measures to encourage non-car modes of transport; including necessary enhancements to local bus services. xi Vehicular access to that part of the allocation to the north of the public footpath route that runs from Greenside Court to the dismantled railway line shall be from Ladybank Road. There shall be no vehicular link, except for emergency vehicles and potential bus access, from the remainder of the allocation to Ladybank Road. xii Improvements to existing green infrastructure shall be made within the site along with provision of new green infrastructure on the site; xiii The Greenway to the north of the site and Ladybank Plantation to the east are local wildlife sites whose nature conservation interest should be protected and links to the surrounding green infrastructure network maintained or enhanced. xiv Surface water run-off should be attenuated to existing Greenfield rates up to a 1 in 100 year plus climate change event to ensure development does not exacerbate flood risk downstream.

			 * *Allocation modified to include farm, which was not in the October 2015 consultation.*
MM42	84-85	H20 A	A The Council will seek to secure up to 30% of new housing development as affordable housing as defined in the NPPF on sites of over 15 dwellings ~~or 0.5 hectares~~.
		H20 B iii)	The tenure mix and dwelling type on the site will be **based on the SHMA or other up to date housing evidence in conjunction with** ~~agreed by~~ the Council ~~in consultation with the Council's Strategic Housing team having regard to the SHMA~~;

		H20 C footnote	Rural exception sites **that are kept in perpetuity* as affordable housing** for local people ~~that are kept in perpetuity,~~ will be permitted adjoining existing **Key Service Villages, Local Service Villages and** Rural **Villages, the** ~~settlements on small sites~~ (~~less than 25~~ **number of** dwellings **to be** in ~~regard to~~ **accordance with Policy H1** ~~settlement hierarchy~~) as an exceptional circumstance to normal policy where: ..... * subject to the affordable product being considered.
Chapter 6 : Employment and the Economy			
MM43	89	E1	**C Further development will also be supported at Dove Valley Park and Land at Sinfin Moor, in accordance with Policies E4 and E5**
MM44	89	6.2	As noted in Chapter 4, net total employment land need for the plan period **in the remainder of South Derbyshire, beyond the Derby Urban Area, is 42.27 ha.** ~~is 53 ha. In the interests of sustainability and to ensure that an attractive choice of sites can be offered to prospective investors, it has been determined that there should be some additional employment growth to balance planned housing growth.~~
MM45	95	6.5	~~The addition of these sites to the land supply on strategic sites brings the total provision for the period 2008 – 2028 to around 80 ha.~~ **For the remainder of the District beyond the Derby Urban Area the additional employment sites in the plan period will bring the total provision to around 82 hectares.**
MM46	96	E2	A The development of land for uses defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order will be permitted where: (i) the site lies within or on the edge of the Swadlincote urban area, **Derby or Burton upon Trent, or** a Key or ~~a~~ Local Service Village; ~~and the proposal is in scale with existing built development and will not give rise to undue impacts on the local landscape, natural environment or cultural heritage assets~~;or (ii) the proposal is for the expansion of an existing business; or (iii) the proposal is for the redevelopment of established industrial or business land or premises.~~; or~~ ~~(iv) the site lies outside settlements and the proposal is for the reuse or adaption of an existing building of substantial construction for small scale industrial and business use, including B1(a) office use, or the replacement of an existing building with a well designed new building of equivalent scale;~~ B ~~The above criteria apply to sites other than those identified under employment policies E1, E3, E5~~

			~~and E6.~~ **All proposals under part A should be in scale with existing built development and should not give rise to undue impacts on the local landscape, natural environment or cultural heritage assets.**
MM47	97	6.17-6.22	~~6.17 Over the past fifty years the countryside has undergone significant economic change, resulting in a decline in agricultural employment and providing an impetus for rural economic diversification. In addition, much of South Derbyshire has taken on a dormitory role, providing residential accommodation away from the place of work and the provision of opportunities for employment-related development in rural areas can help to minimise the need to travel.~~ ~~6.18 The reuse or adaptation of existing redundant rural buildings can often be a means of providing suitable premises for small business at low cost whilst avoiding harm to the environment. Re-use for employment purposes will generally be preferable to use for other purposes as it can make the greatest contribution towards addressing economic needs and enhancing the sustainability of rural communities.~~ ~~6.19 Such uses may be particularly well suited to listed and other buildings of historic merit, as they may involve less external change and internal subdivision than other alternative uses.~~ ~~6.20 As a general guide, the most suitable industrial and business uses outside strategic development locations in rural areas will be small in scale, providing for the employment needs of local residents and thereby minimising the need to travel. In the context of this policy, "small scale" will be taken to mean 1000m2 or less, including buildings and any outdoor areas associated with the industrial or business use such as vehicle parking and loading/unloading areas. However, a flexible approach will be taken, particularly where premises are located within or close to significant areas of housing or where the opportunity exists to bring otherwise redundant rural buildings back in to use.~~ ~~6.21 Where an established building is unsuitable for industrial and business use, it may be appropriate to consider its replacement.~~ ~~6.22 In the southern part of the District, The National Forest has had a major positive impact on rural economic development and will continue to provide important opportunities for diversification including the establishment of new employment related to forestry, conservation, leisure and tourism.~~
MM48	99	E4	~~A~~ Land at Sinfin Moor is ~~protected against~~ **identified for** development ~~that would compromise its use~~

			beyond 2018 for Use Classes B1(b), B1(c), B2 and B8 purposes as an extension to planned new employment development ~~within Derby City~~ at Sinfin Moor.
MM49	99	6.26	Land measuring ~~some~~ **around** 30ha is identified as ~~an~~ **having the potential to create a comprehensive, coordinated and well integrated** extension to Derby City's proposed Infinity Park **at Sinfin Moor. This site has the potential to deliver a part of the South Derby Integrated Transport Link and the Council envisages its delivery once a satisfactory transportation mitigation scheme has been identified and demonstrated to be deliverable. Whilst not expected to, the development of the site should not prejudice committed employment or residential development elsewhere in the area.** ~~The development of the site will be dependent upon the identification and implementation of further transport mitigation measures to accommodate the growth in travel that would be generated.~~
MM50	99	E5	~~A Where large premises to meet the needs of single industrial and business occupants cannot be accommodated within the strategic sites identified under Employment Policy E1, provision will be made for such development on land measuring up to 28.3 ha to the north of Dove Valley Business Park.~~ **Land measuring 28.3ha, to the north of Dove Valley Business Park, is allocated for the development of large scale industrial and business units only, as defined by classes B2 and B8 of the Use Classes Order. The minimum gross internal floor area per unit will be 15,000 sqm.**
MM51	99-100	6.27- 6.30	6.27 Dove Valley Business Park has proven attractive to investors by virtue of its location in the A50 corridor, the established direct highway connection to that road and the availability of plots. 6.28 ~~A sufficient quantity of land has been identified on remaining plots at that site and Drakelow, Hilton and Swadlincote to meet the needs of the District.~~ **The sites listed under policy E1 are capable of accommodating most industrial and business development need of South Derbyshire. However, it is recognised that there is demand for the development of units of an exceptionally large scale for businesses in the manufacturing and logistic sectors, particularly in the A50 corridor, and it is important that land be identified to accommodate such needs.** 6.29 ~~However, where no suitable opportunities can be identified within the strategic allocations, the availability of land of a suitable size and configuration to accommodate such large scale end users may offer an opportunity to attract investment that might otherwise be lost to the District. Such investment would contribute towards the national objective of supporting economic growth.~~ **To ensure that the site is developed for its intended purpose, individual units should have a minimum gross internal floor area of 15,000 sqm. Development on the site shall be designed to mitigate potential adverse visual impacts, by such means as careful siting of buildings, control of building heights and**

			appropriate landscaping. ~~6.30 Development on this site shall be designed to mitigate potential adverse visual impacts, by such means as the careful siting of buildings, control of building heights and appropriate landscaping.~~
MM52	100	After the explanation of policy E6	**Policy E7: Rural Development** **Development proposals which diversify and expand the range of sustainable employment activities on land outside of settlement boundaries will be supported by the Council provided they support the social and economic needs of the rural communities in the District.** **The Council will support proposals for the re-use, conversion and replacement of existing buildings and development of new buildings where:** **i) it is supported by a sound business case;** **ii) the local highway network is capable of accommodating the traffic generated;** **iii) development will not give rise to any undue impacts on neighbouring land;** **iv) it is well designed and of a scale commensurate with the proposed use** **v) visual intrusion and the impact on the character of the locality is minimised.** **Explanation** **Over the past fifty years the countryside has undergone significant economic change, resulting in a decline in agricultural employment and providing an impetus for rural economic diversification. In addition, much of South Derbyshire has taken on a dormitory role, providing residential accommodation away from the place of work. Farm diversification can assist in supporting economic viability and can provide jobs, helping to maintain the vitality of rural areas and reducing the need to travel.** **The reuse or adaption of existing redundant farm buildings can be a means of providing suitable premises for small business at low cost whilst avoiding harm to the environment. Re-use for employment purposes would generally be preferable to use for other purposes as it can make the greatest**

			contribution towards addressing economic needs and enhancing the sustainability of rural communities. Such uses may be particularly well suited to listed and other buildings of historic merit, as they may involve less external change and internal subdivision than other alternative uses. **Proposals for the economic diversification of farms should be of an appropriate scale, providing for the employment needs of local residents and thereby minimising the need to travel. A flexible approach will be taken, particularly where the opportunity *exists to bring* otherwise redundant buildings back into use. Where an established building is unsuitable for industrial and business use, it may be appropriate to consider its replacement.** **Where no alternative means of accommodating a business use as part of a farm diversification scheme can be found, it may be possible to develop a new, well designed building of a commensurate scale to the use. To ensure its long term viability as business accommodation, a planning application for development of this kind should be accompanied by a full business plan and the building should be so designed as to be suitable for use by other potential business occupiers.** **For all forms of development outside of settlement boundaries, it is important that the scale of development proposals is appropriate to its surroundings to ensure that visual intrusion and impact on the character of the locality are minimised.** **Proposals for leisure and tourism development are addressed by Policy INF10.**
Chapter 7: Sustainable Development			
MM53	101	Chapter 7	*Insert the following as the introduction to the Sustainable Development Chapter:* **The Brundtland Report released by the World Commission on the Environment and Development defined sustainable development as:** **"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs".** **The key priorities for delivering sustainable development are set out in the UK Government's Sustainable Development Strategy (Securing the Future) published *in March* 2005. These are:** ▪ **Sustainable Consumption and Production** ▪ **Sustainable Communities**

			▪ **Natural Resource Protection and Environmental Enhancement** ▪ **Climate Change and Energy.** **The National Planning Policy Framework states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development'. The policies included in this chapter will help ensure that future growth contributes towards the delivery of sustainable growth within the District.**
MM54	101	7.1-7.5	~~7.1 The UK Government, through the Climate Change Act (2008) has pledged to cut carbon dioxide emissions by 80% in 2050 when compared with 1990 emissions. In order to achieve this challenging target government, businesses and individuals will need to work together to reduce the amount of energy we use and increase the amount of energy we generate from low and zero carbon sources.~~ ~~7.2 Although many people have sought to improve the efficiency of their existing homes and businesses, the government is keen to ensure that new buildings are constructed to higher standards in the future in order that occupants will be able to use less energy and emit less greenhouse gases. This is shifting greater costs and responsibility onto developers and it is likely that some of the increase in the cost of building to higher energy efficient standards (estimated by the government at being between £3,000 and £8,000 per house) will be passed on to the customers purchasing properties.~~ ~~7.3 In July 2007 the Government's Building a Greener Future: Policy Statement announced that all new homes would be zero carbon from 2016. In December 2008 the Government published Definition of Zero Carbon Homes and Non-Domestic Buildings Consultation whichproposed an approach to deliver low carbon buildings (accepted in~~ ~~July 2009) based on:~~ ~~· Improved energy efficiency~~ ~~· A minimum level of carbon reduction to be achieved by the use of on-site (or near-site) Low and Zero Carbon (LZC) Technologies~~ ~~· 'Allowable solutions' (for example, off-site renewable electricity via direct physical connection, and exports of low carbon or renewable heat to surrounding developments)~~ ~~7.4 The Government also requires that all new non-domestic buildings should be zero carbon from 2019 (with earlier targets for schools and other public buildings).~~

			~~7.5 The targets for achieving zero carbon in buildings will be achieved via changes to the Building Regulations in 2013 and 2016 (2019 for commercial buildings)~~
Chapter 8: Built and Natural Environment			
MM55	117	BNE1 A ii)	All proposals for ~~major~~ **new** development ~~should perform highly when~~ **will be** assessed against the Council's Design SPD;
MM56	123-124	BNL3 A	The Local Planning Authority will support development which contributes **to the protection, enhancement, management and restoration of** ~~towards protecting, or improving local~~ biodiversity or geodiversity and deliver~~sing~~ net gains in biodiversity wherever possible by:
		BNL3 A iii)	**Developing and m**~~M~~aintaining a District-wide **ecological** network of **SSSIs and** local wildlife sites **together with** ~~and~~ corridors **and stepping stone sites** to support the integrity of the biodiversity network,~~;~~ prevent fragmentation, deliver ecosystem services and enable biodiversity to respond and adapt to the impacts of climate change.
		BNL3 B	Planning proposals that could **have a direct or indirect effect on** ~~affect~~ sites **with** ~~identified as having~~ potential or actual ecological or geological importance **including:** - **Internationally important sites** - **Nationally important sites (such as SSSIs)** - **Sites of County importance (such as Local Nature Reserves, Local Wildlife Sites and Local Geological Sites)** - **Ancient woodlands, veteran trees and hedgerows** - **Priority habitats and species** will need to be supported by appropriate surveys or assessments sufficient to allow the Authority to fully understand the likely impacts of the scheme and the mitigation proposed. Where mitigation measures, or exceptionally, compensation cannot sufficiently offset the significant harm resulting from the development **and/or where the development can potentially be located on an alternative site that would cause less or no harm**, planning permission will be refused.
Chapter 9: Infrastructure			
MM57	131	INF1	A New development that is otherwise in conformity with the Local Plan but generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either: i) Already in place, or

			ii) There is a reliable mechanism in place to ensure that it will be delivered in the right place, at the right time and to the standard required by the Council and its partners. B ~~The Council will prepare a new Planning Obligations SPD to cover infrastructure and service requirements, including site-specific infrastructure, to be delivered through S106 Planning Obligations.~~ **The Council will revise its Planning Obligations SPD to cover infrastructure and service requirements, including site-specific infrastructure, to be delivered through S106 Planning Obligations. Furthermore, once a Community Infrastructure Levy has been adopted, the Council will also operate a Community Infrastructure Levy Charging Schedule, to secure funding from new development towards infrastructure provision.** ~~C Furthermore, should a Community Infrastructure Levy be adopted, the Council will also operate a Community Infrastructure Levy Charging Schedule, to secure funding from new development towards infrastructure provision, including strategic projects.~~ ~~D~~ **C** Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions. ~~E~~ **D** ~~Whilst i~~**It** is expected that development is appropriately supported and its effects mitigated, in the interests of sustainability~~,~~. ~~t~~**T**he viability of developments will also be considered when determining the extent and priority of ~~development~~ **developer** contributions in line with the Infrastructure Delivery Plan.
MM58	144	INF7 B	Within the Trent Valley**, or other locally determined Nature Improvement Area,** the District Council will support and help deliver the landscape scale change as promoted by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership.
MM59	146	INF8 (Ai-iv)	**i) Work with Partners to help deliver the National Forest Strategy 2014-2024 and any subsequent Strategy** ~~i)~~ **ii)** Provide opportunities for diversification of the economy, especially in relation to the woodland economy and tourism, including overnight accommodation; ~~ii)~~**iii)** Create an attractive, sustainable environment; ~~iii)~~ **iv)** Provide a range of leisure opportunities for local communities and visitors: and

			~~iv)~~ **v)** Achieve 33% woodland cover in the National Forest.
MM60	151	INF10	A Tourism development, including overnight accommodation **and visitor attractions**, will be permitted: i) Within or adjoining the urban area or the Key Service Villages or; ii) ~~In the remainder of the District where an appropriate level of accessibility on foot, by cycle and public transport can be provided and the development is either:~~ **In other appropriate locations where identified needs are not met by existing facilities.** **B The District Council will seek to maximise opportunities to deliver new, or improve existing sustainable access arrangements including public transport provision, walking and cycling provision where appropriate.** **C In all cases the District Council will expect new tourism development to be** ~~a)~~ **i)** provided through the conversion or re-use of existing buildings or; ~~b)~~ **ii)** ~~is~~ accommodation of a reversible and temporary nature ~~and there is a meaningful and demonstrable link with the proposed location.~~**, or** **iii) sustainable and well designed new buildings, where identified needs are not met by existing facilities, subject to all the other relevant policies in the Local Plan.** **D New tourism development that is likely to give rise to undue impacts on the local landscape, natural environment or cultural heritage assets will be refused.**
MM61	152	9.72	9.7~~2~~**1** ~~In terms of t~~**T**ourism development **of a permanent nature, in locations** not within or on the edge of an urban area or Key Service Village, ~~it should be temporary and of a nature such that it would be unsuitable as a permanent residential dwelling.~~ **will normally be permitted where identified needs are not met by existing facilities, subject to all other relevant policies in the Local Plan. Any such development should be sustainable and well designed.** ~~This would allow for sites to be developed as tourism accommodation but being reversible in nature would ensure the site did not need to be changed permanently if the tourism need no longer existed in that area.~~
Appendix 3 Housing Trajectory			

MM62	157	Appendix 3	*Delete Appendix 3 from the plan.*
Policies Maps			
MM63	41	H2 Map of William Nadin Way, Swadlincote	*Amendment to the site boundary for housing allocation H2 to ensure that the golf course land is not included within the boundary of the housing site.*
MM64	62	Map of H10	*Amend map title:* Land south of Willington Road ~~and land south of Sutton Lane~~, Etwall
MM65	62	Map of H10	*Delete site at Sutton Lane, Etwall*
MM66	65	Map of H11	*Amend boundary to include a small area of land on the western edge of the allocation.*
MM67	90	Map E1	*Show Tetron Point sites as "E1D",* ***not E1C*** *Divide E1A into two sites. Identify the site adjoining Swadlincote Lane as E1G. Keep the remainder as E1A.* *Correct the map title accordingly.*
MM68	93	Employment Policy 1: Strategic Employment Land Allocation	*Title of plan should be amended to:* Employment Policy 1: Strategic Employment Land Allocations – E1~~D~~**E & E5** Dove Valley Business Park, Foston *Identify on the map E5 Dove Valley Business Park – the boundary will incorporate the established business premises at Heath Top, Church Broughton* *Identify the land allocated as E1E and E5*
MM69	99	Map of E4 Land at Sinfin Moor	*Include a map showing the Strategic Location for Sinfin Moor Employment Site Extension to support policy E4*
MM70	85	5.78 & 5.81	5.78 ~~In order that schemes are not rendered unviable the percentage that would be required in order to achieve the required amount for affordable housing over at least the next 5 years is not being sought as it would not be achievable. However, there is optimism that the housing market will have seen some recovery towards the back of the plan period and therefore the target also needs to take account of this change. Therefore, t~~ **T**he target in the policy is a starting point for negotiations and if it can be demonstrated that this target is not viable in agreement with the Council, then a lower target would be used.

			~~5.81 It is not the purpose of the SHMA .....provide much than the suggested average of 25%.~~
MM71	19	4.15	4.15 In 2010 the Government announced the need for an industry led examination of housing standards, to find a way to simplify them. Through ~~its review of the housing standards in 2013.....use of the code for sustainable homes~~. t**his review the Government has acknowledged that it is not always possible or desirable to require a single national standard for all new development, and that local discretion is, in some circumstances, necessary. The Housing Standards Review proposed the introduction of new powers in the Building Act which will enable different levels of performance where these are necessary to meet certain local circumstances. As part of the review, the Government has also deleted the Code for Sustainable Homes.** 4.16 However, the Government's proposed ..... and business.
		S3	Policy S3 Environmental Performance The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the delivery of the ~~g~~ **G**overnment's ~~'nationally described standard set' under the planning policy framework ..... on a voluntary basis.~~ ~~The Council supports the progression towards zero carbon development.~~ **The Council will work collaboratively with developers, and other organisations wishing to bring their own environmental or social sustainability standards to market for utilisation on a voluntary basis.** ~~In order to meet targets for for zero carbon ..... support the use of 'allowable solutions'~~**.**
		4.17 to 4.22	4.17 ~~Nonetheless, t~~ **T**he environmental performance of new buildings is not determined ..... Environmental performance of individual buildings. **The Plan as a whole seeks to ensure that development delivers sustainable development at the building and site scale to ensure the delivery of homes fit for the future.** ~~4.18 to 4.22~~ *These paragraphs providing 'Explanation' to Policy S3 should be deleted.*

Adopted Local Plan: The final confirmation of a development plan or Local Development Document having statutory status by a Local Planning Authority.

Adaption: A change or modification to suit new conditions or needs.

Affordable Housing: is non-market housing that includes Social Rented, Affordable Rented and Intermediate Housing (such as shared ownership) for those eligible households whose needs are not met by normal housing market. Properties are often managed by Housing Associations.

Affordable Housing Exception Site (or Rural Exception Site): a site which would not normally secure planning permission for housing due to being adjacent to a settlement boundary but is allowed for development solely for affordable housing.

Air quality Management Area: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient Woodland: Land that has had a continuous woodland cover since at least 1600 AD.

Annual Monitoring Report: A report which reviews the progress in the preparation of the Local Plan documents against the milestones set out in the Local Development Scheme and assesses the extent to which development plan policies are being achieved.

Biodiversity: Encompasses the whole natural world and living things, including plants, animals, microorganisms, bacteria from all ecosystems. This includes diversity within species, between species and of ecosystems.

Biomass: Biomass is biological material derived from living, or recently living organisms**.**

Building Research Establishment Environmental Assessment Method (BREEAM): Is an environmental assessment method and rating system for buildings. It sets the standard for best practice in sustainable building design, construction and operation.

Building For Life (BFL): A national standard for well-designed homes and neighbourhood.

Circular: A paper produced by Government to provide guidance and instruction.

Cross subsidy Exceptions Site: Are sites that would not normally secure planning permission, however development of the site is granted for both affordable and some private housing to allow the site to be viable.

Community Facilities: Facilities used by local communities for leisure and social purposes where the primary purpose of the facility is for the public benefit. Examples of community facilities would include, but not exclusively, village halls, community centres and meeting places, places of worship, cultural buildings, non-profit sporting facilities and play areas.

Climate Change: Long term change on weather patterns and increased global temperatures, which is likely to be caused by an increase in carbon emissions.

Code for Sustainable Homes: Is the national standard for the sustainable design and construction of new homes. It aims to promote high standard of sustainable design and reduce carbon emissions.

Community Infrastructure Levy (CIL): Is a levy that local authorities in England and Wales can choose to charge on new developments in their area. In areas where a Community Infrastructure Levy is in force, land owners and developers must pay the levy to the local council. The charges, set by the local council and independently examined, are based on the size and type of the new development. The money raised from CIL is used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area.

Conservation Areas: A conservation area is an area of special architectural or historic importance, the character of which it is desirable to preserve or enhance.

Consultation Statement: The document describes the consultations undertaken, outlines who consulted, how consultees were consulted, presents a summary of the main issues raised and explains how they have shaped the Local Plan.

County Wildlife Site: Are areas of land recognised as being at least county, sometimes national, importance for their nature conservation value; this is defined by the presence of important, distinctive and threatened habitats and species.

Core Strategy: The former name of a Development Plan Document that sets out the long term vision for a local authority area, along with objectives and policies. 2012 regulations now require Local Plans to be produced.

Density: The intensity of development within a given area, usually measured for housing in terms of dwellings per hectare.

Derby Urban Area (DUA): The urban area of Derby and planned extension to it in the administrative boundaries of Derby City, South Derbyshire and Amber Valley.

Developer Contributions: Monetary contributions which may be made by a developer as part of a legal agreement (S106 or CIL) when a planning permission is granted. The money is used to provide local facilities and infrastructure.

Development: Defined in the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operation in, on, over or under land; or making of any material change on the use of any building or land”.

Development Management: The process of reviewing planning applications submitted by development companies, homeowners or businesses. The decision will normally be made in

accordance with the development plan, central government guidance and advice, and any other 'material considerations'. If the application is successful, planning permission will be granted and the development may go ahead.

Diversification: The establishment of new enterprise in rural locations often re-using rural buildings and land that is no longer used for agriculture.

East Midlands Regional Spatial Strategy (EMRSS): The EMRSS provided a broad development strategy for the East Midlands up to 2021. It set policies in relation to the development and use of land and formed part of the Development Plan for local authorities. The EMRSS was revoked in 2012.

Ecological Asset: Naturally occurring entities that provides environmental “functions” or services. Including those which have no economic values, but bring indirect uses, benefits, options and bequest benefits or simply existence benefits which cannot be translated into a present day monetary value.

Environment Agency: Public Body with the principle aim to protect and improve the environment and to promote sustainable development.

Evidence Base: The information and data gathered by local authorities to justify the soundness of the policy approach within the Local Plan and supporting documents.

Examination: Formal examination of the Local Plan and supporting documents by an independent inspector appointed by the Secretary of State to consider if the plan is sound.

Fit for Purpose: Being suitable for the intended use and easy to use. For example, sufficient and well-designed parking located close to people’s homes with spaces wide enough to get out of the car on both sides and also adequate storage space for bins, cycles and garden equipment within residential developments.

Flood Plain: Generally flat lying areas adjacent to w watercourse, tidal lengths if a river or the sea where water flows in times of flooding.

Geodiveristy: The range of rocks, minerals, fossils, soils and landforms.

Green Belt: A statutory designation of land, which fundamental aim is to prevent urban sprawl by keeping land permanently open. The five purposes of Green Belt as set out in the National Planning Policy Framework are:

- To check the unrestricted sprawl of large built up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special characteristics of historic towns and

- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Green Infrastructure: The physical environment within and between cities, towns and villages. It is a network of multi-functional green spaces, including formal parks, open spaces, gardens, woodland green corridors and open countryside.

Greenfield Land: Land that has not been developed before or has returned to a natural state after being developed.

Gypsies and Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Gypsy and Traveller Accommodation Assessment (GTAA): The appraisal of accommodation needs for a broader definition of Gypsies and Travellers than defined above; the GTAA will include the needs of travelling showpeople or circus people (whether or not travelling together as such).

Habitats Regulations Assessment: This assessment is required to ensure that:

- A strategy or plan either alone or in combination with other plans or projects, would not have a significant effect on a European site, and
- Where the plan being produced is not directly connected with the management of the site for nature conservation.

Heritage Asset: A building or other structure of historic importance.

Highway: Road and/or footway.

Housing Market Area (HMA): Sub regional policy area designated within the revokes Regional Plan. Derby HMA is made up of South Derbyshire District Council, Derby City and Amber Valley Borough Council.

Housing Mix: The provision of a mix of house types, size and tenures on housing development sites.

Housing Need: Assessment of the suitability of present housing, the ability of households to afford market priced housing and requirements of future housing requirements.

Implementation: The delivery of measures that form part of a plan.

Independent Examination: Formal examination of the Local Plan by an independent planning inspector appointed by the Secretary of State to consider that the plan is sound.

Infrastructure: The network of communications and utility services such as drains, water, gas, electricity, roads and telecommunications required to enable the development of land. The term is also used to describe social and community services such as schools, public transport, shops and libraries.

Infrastructure Delivery Plan: A plan to implement the necessary social, physical and green infrastructure, required to create sustainable communities in line with a Local Plan.

Listed Building: A building of special architectural or historic interest. The planning (Listed Buildings and Conservation Area) Act 1990 gives the Department of Culture, Media and Sport on advice from English Heritage, powers to list buildings of special architectural or historical interest.

Local Centre: A group of shops and services which generally serve the immediate local area.

Local Development Framework (LDF): A collection of documents, providing the framework for planning the Local Authority Area and to guide planning decisions.

Local Distinctiveness: That which sets a locality of settlement apart from elsewhere.

Local Housing Needs Study: A study to help identify the specific housing needs of local people on a ward/parish basis.

Localism: The Localism Act (2011) introduced changes to planning system. The Act introduced localism which aimed to enable people to influence and get involved in decisions which affect them in a meaningful way.

Local Nature Reserve: Are places with wildlife or geological features that are of special interest locally. District and County Councils have the power to acquire, declare and manage Local Nature Reserves.

Local Plan: A Development Plan Document, which plans for the future development within an administrative area, drawn up by local planning authorities in consultation with communities and other stakeholders. South Derbyshire's Local Plan will be delivered into two documents: Local Plan Part 1 and Local Plan Part 2.

Local Wildlife Site: Are defined areas identified and selected locally for their nature conservation value. Their selection takes into account the most important, distinctive and threatened species and habitats.

Manual For Streets (Mfs): MfS (2007) provides design guidance that aims to put well-designed residential streets at the heart of sustainable communities. It demonstrates the benefits that flow from good design and assigns a higher priority to pedestrians and cyclists. Manual for Streets 2 (MfS2) (2010) is a companion guide to MfS and applies the

design principles more widely. MfS replaced the Design Bulletin 32 and Places, Streets and Movement.

Masterplan: Comprehensive plans for an area of development.

Material Consideration: A legal term describing a matter or subject which is relevant (material) in the determination of a planning application.

Major Development: For residential development this includes sites of 50 dwellings or more or sites of 1.5ha or more. For office and light industrial development 1500 sqm or more; for general industrial development 2500 sqm or more; for storage and distribution development 3000 sqm or more; for non-food retail 800 sqm or more and food retail 250 sqm or more.

Mitigation: Measures to avoid reduce or offset adverse effects of an external factor.

Monitoring: The collection and analysis of information to measure policy implementation.

National Forest: A national project for woodland creation, economic revival and tourism.

National Planning Policy Framework (NPPF): Document containing national policy on planning published in 2012.

Neighbourhood Development Plan: The Localism Act 2011 gave communities the power to established general planning policies for the development and use of land in a neighbourhood such as where new homes and offices should be built and what they should look like (within Neighbourhood Development Plan).

Open Space: All open space of public value, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity.

Pitch (Gypsy and Traveller Site): A designated place for a family of Gypsies or Travellers to live.

Phasing: Stages in the implementation of development, in a sequential manor.

Planning Permission: This is required before the carrying out of most development. To obtain planning permission a planning application must be made and determined by a Local Planning Authority.

Previously Developed Land (or brown field land): is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings.
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.
- Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.
- Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

Public Rights of Way: Are routes on which the public have a legally protected right to pass and re-pass.

Rail Freight: The use of rail to transport goods. **Regeneration:** The economic, social and environmental renewal/improvements to areas.

Registered Historic Parks and Gardens: Are parks and gardens of historic interest in England. The register is managed by English Heritage.

Renewable Energy: Energy produced by s sustainable source that avoids the depletion of earth's finite resources. Renewable energy sources include the sun, wind, ocean energy and biomass.

Residential Development: Any development of housing of various scales.

Safeguarding/safeguarded: To ensure that a particular feature is protected.

Secretary of State: Is the most senior Government Minister responsible for the work in his/her department. Department for Communities and Local Government are the department responsible for planning.

Section 106 Agreements: Is a legal agreement which Councils can be entered into with a developer where it is necessary to provide contributions of offset negative impacts caused by construction and development. Examples include the provision of affordable housing, new open pace, and funding for school places.

Schedule Monument: Are nationally important archaeological sites or historic buildings which are given protection against unauthorised change.

Site of Special Scientific Interest (SSSI): A SSSI is one of the country's very best wildlife and/or geological sites. SSSIs include some of the most spectacular and beautiful habitats: wetlands teeming with wading birds, winding chalk rivers, flower-rich meadows, windswept shingle beaches and remote upland peat bogs.

Special Area of Conservation (SAC): Is an area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats.

Strategic Housing Market Assessment (SHMA): Is a key element on the Local Plan evidence base. It will analyse the housing market in depth advising on the types of housing needed in different areas and the amount and pattern of need for affordable housing – housing provided for sale and rent at below market prices.

Stakeholder: Anyone with an interest in the District such as a resident, employee, employer, and visitors.

Statement of Community Involvement (SCI): Is a document which sets out how the Council intends to engage and consult local communities and others in the preparation of the Local Plan and Development Management matters.

Statutory: A legal requirement.

Strategic Flood Risk Assessment: Is a strategic assessment of flood risk which identifies flooding from all sources across the district.

Sub Market Area: A sub regional market area below the Derby Housing Market Area such as those identified in the SHMA.

Submission: Submission of development plan documents (DPD), proposed for adapted to the Secretary of State.

Supplementary Planning Documents (SPD): Will cover development management policies in more detail. They will be used in the determination of planning applications.

Sustainability Appraisal (SA): A systematic review of the Districts Local Plan policies in order to evaluate their impacts on achieving sustainable development. The SA assesses the environmental, economic and social impacts of the Plan.

Sustainable Communities: Central Government refers to sustainable communities as 'places where people want to live and work now and in the future'.

Sustainable Development: The Brutland Report (1987) defines sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. Sustainable Development encompasses social, environmental and economic issues.

Sustainable Urban Drainage (SUDS): Are a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse.

Sustainable Travel/ Sustainable Transport: Usually means walking, cycling and public transport, which is generally less damaging to the environment than use of the private car.

Strategic Sites: Sites for housing, employment and infrastructure which play an important role in the delivery of the Local Plan objectives.

Transport Assessment/Travel Plan: An assessment to be submitted alongside planning applications for major development, which measures the potential transport impact of proposals and identifies the interventions needed to mitigate these and to encourage access by walking, cycling and public transport.

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently.

Trunk Road: Roads carrying strategic traffic that are under jurisdiction of the Highway Agency.

Undesignated Heritage Assets on the Local List: Undesignated heritage assets are those included on non-statutory lists maintained at county or district level, including buildings of historic interest on a local authority's "local list". They also include some archaeological sites, landscapes and buildings on the County Council Historic Environment Record, but where these are statutorily protected by listing or scheduling as well, their statutory protection takes precedence. The protection of undesignated heritage assets, to a degree proportional with their significance, is a material consideration when considering planning applications.

Urban Design Compendium: The Urban Design Compendium (2000) still stands as one of the most comprehensive and respected urban design guidance documents. The text provides guidance on the core urban design issues through the different stages of the project process, from assessment of overall context to deciding the detail of proposed developments. The Urban Design Compendium 2 (2007) builds upon this guidance and focuses on the processes needed to achieve the principles set out in the original document.

Viability: In general terms the economic circumstance which would justify development occurring.

Vibrant: A location which is alive with activity.

Vitality: In retail terms the capacity of a centre to grow and develop.

Watercourse: Includes rivers, stream, ditches, cuts, rains, passengers and sewers (excluding public sewers) which water flows.

Walkable: An area where it is easy to walk from one point to another or from housing to local facilities and public transport.

Windfall site: Are sites that come forward unexpectedly and have not been identified for housing through the plan preparation process.

World Heritage Site: A site of international heritage interest inscribed by UNESCO (United Nationals Educational, Scientific and Cultural Organisation.

Appendix E

South Derbyshire District Council
Community and Planning Services

Implementation and Monitoring Table

May 2016

South Derbyshire Changing for the better

Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
S1: A strategy for Sustainable Growth and Regeneration	The indicators, targets, contingency measures set out below for the Local Plan Part 1 policies, collectively contribute to the delivery of S1.					
S2: Presumption in Favour of Sustainable development	• Number of planning applications which go to appeal and are subsequently granted planning permission	• No more than a third of application to be lost through the appeal process.	• Member and/or officer training. • Instigate an early review of the Local Plan.	In house monitoring	• South Derbyshire District Council (SDDC) • Developers	• Determination of planning applications and planning appeals
S3: Environmental Performance	To be determined as subject to Government review					
S4: Housing Strategy	• Net number of additional dwellings each year • Monitor five year housing land supply	• To deliver a minimum of 13,454 new homes between 2008 -2028 (673 per annum) • Maintain a five year housing land supply	• Bring forward housing sites from later in the plan period. • Call for further sites through a revision of the Strategic Housing Land Availability Assessment (SHLAA) • Instigate an early review of the Local Plan.	• In house monitoring including housing trajectory	• SDDC • Developers • Registered providers • Neighbourhood Plans	• Housing allocations • Determination of planning applications • Neighbourhood Planning

Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
S5: Employment Land Need	• Annual net employment floor space and net employment land	• Deliver 53 hectares of employment land between 2008 - 2028	• Resist losses of employment land and premises that is fit for purpose • Review Local Plan.	In house monitoring	• SDDC • Developers • Neighbourhood Plans	• Employment Allocations • Determination of planning applications • Neighbourhood Planning
S6 Sustainable Access	• Implementation of the Local Plan land use strategy • Accessibility of development by public transport, cycling and walking	• Reduce the distances travelled • Increase proportion of journeys by non-car modes	• Review Local Plan • Work with developers and County and City Council to ensure that Transport Assessments and Travel Plans address the identified targets and are fully implemented	• Department For Transport • County Council • Sustrans • Public transport operators	• South Derbyshire District Council • Derbyshire County Council • Derby City Council • Developers • Highways Agency • Network Rail	• Planning Applications/S106 agreements • Travel Plans • Local Transport Plan investment • Investment by the Highways Agency and Network Rail
S7: Retail	• Amount of completed retail, office and leisure floorspace in Swadlincote Town Centre • Amount of vacant retail, office and leisure floorspace in Swadlincote Town Centre • Presence of retail and service facilities in villages • Scale of retail floorspacewithin urban extensions to Derby City	• Increase retail, office and leisure floorspace in Swadlincote Town Centre • Reduce the amount of vacant retail, office and leisure floorspace in Swadlincote Town Centre • Resist losses of retail and service in all settlements • Ensure that retail floorspace within urban extensions to Derby City is in scale with the overall development.	• Identify reasons for lack of new floorspace, presence of vacant properties. • Detailed retail policies to be written	• In house monitoring • Commercial Property Register.	• Developers • Businesses • SDDC • Other public service providers	• Development Management process • Town Centre enhancement measures

Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
S8: Green Belt	• Amount of new development granted within the Green Belt, including conversion, reuse of buildings and new buildings • Change in hectares of Green Belt	• Maintain current hectares of Green Belt • Protect Green Belt from inappropriate development	• Review Green Belt boundary anomalies	• In house monitoring • Annual Government return	• SDDC • Derbyshire County Council • Developers	• Determination of planning applications.
H1: Settlement Hierarchy	• Net additional dwellings by category of the settlement hierarchy	• Delivery of a minimum of a net additional 600 dwellings on non-strategic sites	• Call for sites through revision of the Strategic Employment Land Availability Assessment • Instigate an early review of the Local Plan. • Maintain a five year housing land supply	• In house monitoring	• SDDC • Neighbourhood Plans • Registered Providers	• Determination of planning applications • Neighbourhood Planning
H2 – H18: Housing site policies	• Meet policy requirements for each site	• Number of dwellings to be a minimum of 13,454 by end of the Plan Period	• Instigate a replacement of the Local Plan. • Maintain a five year housing land supply	• In house monitoring	• SDDC • Developers • Registered Providers	• Determination of planning applications.
H19: Housing Balance	• The number of dwelling types built each year • The number of market, social and intermediate housing constructed annually • Density of wholly completed sites or phases	• Mix of housing to be in accordance with the Strategic Housing Market Assessment (SHMA)	• Plan SHMA reviews	• In house monitoring	• Developers • SDDC • Registered Providers • Neighbourhoo d Plans	• Determination and reviews of planning applications and S106 agreements • Neighbourhood Planning

Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
H20: Affordable Housing	• Annual affordable housing completions including the number of social rented and immediate affordable housing • The number of dwellings annually completed on exception sites	• Achieve the affordable housing target of up to 30%	• Work flexibility on applications and review targets where appropriate • Instigate an early Local Plan review if the target is no longer suitable	• In house monitoring	• SDDC • Developers • Registered Providers • Neighbourhood Plans	• Determination of planning applications and S106 contributions • Neighbourhood Planning
H21: Sites for Gypsies and Travellers and for Travelling Showpeople	• Number of additional pitches granted planning permission annually	• Meet the target for residential and target pitches as evidenced by the Gypsy and Traveller Accommodation Assessment (GTAA)	• Review the GTAA	• In house monitoring	• SDDC • Developers	• Determination of planning applications
E1: Strategic Employment Allocations	• Annual total B1, B2 and B8 floorspace and land area completion on strategic employment land allocations. • Floor space area for completed units measuring under 100m2 and between 100-500m2 on the identified sites. In policy E1	An annual rate of new B1, B2 and B8 land area and floorspace completion commensurate with the delivery of the calculated quantum of employment development needed for the Local Plan period. A minimum of 10% of the total floor space within the strategic employment development within E1 developed for the purpose of smaller units up to 100m2 and other units up to 500m2.	• Review Plan	• In house monitoring.	• SDDC • Developers	• Determination of planning applications and S106 agreements

Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
E2: Other Industrial and Business Development	• Annual total B1, B2 and B8 floorspace and land area completion outside strategic employment land allocations. • Number of rural employment development schemes completed.	Increase number of rural employment schemes	• Review Plan.	In house monitoring	• SDDC • Developers	Development Management process
E3: Existing Employment Area	• The amount of employment land area/floor space lost each year to other uses.	• No net loss of suitable employment land/floorspace	• Review Plan.	• In house monitoring	• SDDC • Developer	• Development Management process
E4: Strategic Location for Sinfin Moor Employment Site Extension	• Protection of land against development that would prejudice development of the site for intended purpose	• No development that would prejudice the development of site for the intended purpose to be permitted.	N/A	• In house monitoring	• SDDC • Developers	• Development Management process
E5: Safeguarded Employment Sites Dove Valley Park	• Protection of land against development that would prejudice development of the site for intended purpose N/A	• Development shall be in line with Policy E6,	N/A	• In house monitoring	• SDDC • Developers	• Development Management process
E6: Woodville Regeneration Area	• Completion of new industrial and business development	• Completion of 12 ha of development for B1, B2 and B8 purposes	• Review Plan	• In house monitoring	• SDDC • Developers • County Council • Local Enterprise Partnership	• Development Management process • Local Transport Plan implementation

Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
SD1: Environmental Quality	• Number of planning applications granted annually contrary to EA advice on water quality grounds • Number of air quality management areas within the district	• No planning applications granted with an unresolved EA objection on water quality grounds • No increase in AQMA in South Derbyshire.	• Work with EA, County Council (SUDS Approval Body) to resolve identified water quality issues • Work with Developers to ensure travels plans to reduce congestion and car use are implemented	• Environment Agency (existing monitoring report indicator)	• Environment Agency • Derbyshire County Council • SDDC • Developers	• Planning applications/ • S106
SD2: Flood Risk	• Number of planning applications granted annually contrary to EA advice on flood risk grounds	• No planning applications granted with an unresolved EA objection on Flood Risk Grounds	• Work with EA, County Council (as lead local Flood Authority and SUDS approval body) to resolve identified flood risk issues on development sites	• Environment Agency (existing monitoring report indicator)	• Environment Agency • Derbyshire County Council • SDDC • Developers	• Planning application • S106 • Schedule 3 of the Flood and water Management Act following enactment.
SD3: Sustainable Water Supply, Drainage and Sewerage infrastructure	• Proportion of main rivers meeting WFD targets • Reduce average consumption of water per household	• Main Rivers to meet WFD targets by 2028 • Water consumption of 110l/p/d in new homes and overall reduction across water supply area	• Work with EA and Water companies) to tackle water quality in failing catchments • Work with Water companies and developers to improve water efficiency	• EA • Water Companies • Water Companies	• EA • Severn Trent Water • River Mease Programme Board • Severn Trent	• Water Resource Management Plan • River Mease Programme Boards • Environment Agency • Planning Applications/S106 agreements

Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
SD4: Contaminated Land and Mining Legacy Issues	• Number of planning applications granted annually with an outstanding objection regarding Contaminated Land or mining legacy issues	• No planning applications granted with an unresolved EA, Environmental Health or Coal Authority objection in respect of contaminated Land	• Require appropriate surveys on sites through the planning process and design sites according to outcomes	• Council • Developers	• Developers • SDDC • Derbyshire County Council	• Planning applications/ • S106
SD5: Minerals Safeguarding	• Number of planning applications granted annually with an outstanding objection regarding minerals safeguarding	• No planning applications granted with an unresolved objection regarding minerals safeguarding	• On-going liaison with minerals planning authorities in respect of strategic and Part2 development sites	• SDDC • Derbyshire County Council	• SDDC • Derbyshire County Council • Developers	• Planning Applications • Minerals Development Framework
SD6: Sustainable Energy and power generation	• Renewable energy capacity in South Derbyshire	• Increase renewable energy capacity in the District	• Supplementary Planning Guidance	• Restats (DECC) • SDDC	• SDDC • Developers	• Planning Applications/S106 agreements • Neighbourhood planning
BNE1: Design Excellence	• Number of sites with Building for Life Assessments of: • 16 or more • 14-15 • 10-13 • Less than 10	• All new development shall be well designed.	• N/A	• In house monitoring	• SDDC • Developers • Derbyshire County Council • Neighbourhood Plans	• Determination of planning applications • Design Supplementary Planning Document • Building For Life and other voluntary standards • Neighbourhood Planning

Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
BNE2: Heritage Assets	• Number of heritage assets at risk within the District • Number of Listed Buildings, Conservation areas, Historic Park and Gardens, Schedule Ancient Monuments within the District • Number of Conservation Areas with up to date Conservation Area Appraisals.	• No overall loss/no delisting of Listed Buildings, Historic Parks and Gardens, Conservation areas and Schedule Ancient Monuments. • Maintain up to date Conservation Area Appraisals	• Review Conservation Area boundaries • Apply for grant programmes and other funding to protect listed buildings. • Review Article 4 Directions	• In house monitoring	• SDDC • Developers • Heritage Bodies • Neighbourhood Plans	• Determination of planning applications • Planning Policy response, such as review of Article 4 Directions and review of Conservation Area boundaries • Neighbourhood Planning
BNE3: Biodiversity	• Change on areas and populations of biodiversity importance including: • Change in priority habitats and species (by type) and • Change in areas designated for their intrinsic environmental value including sites for international, national, regional and sub regional importance.	• No net loss in BAP Habitats due to planning applications	• Seek to review BAP Habitats biodiversity Action Plan	• Lowlands Derbyshire Biodiversity Action Plan Steering Group	• SDDC • Developers • Neighbourhood Plans • Natural England • Wildlife Trust • Other Environmental Agencies	• Determination of planning applications • Neighbourhood Planning
BNE4: Landscape Character and Local Distinctiveness	• To be determined					
INF1: Infrastructure and Developer Contributions				• In house monitoring	• SDDC • Developers	• Determination of planning applications • Infrastructure Development Plan

Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
INF2:Sustainable Transport	• Length of journeys to work • Mode of travel to work	• Reduced travel to work distances • Reduced travel to work by private car • Increased travel to work by public transport, on foot and by cycle • Adoption of Travel Plans by developers	• Review Plan	• Development Management decisions • Liaison with other public authorities and public transport operators • Monitoring of implementation of Travel Plans	• SDDC • Developers • County Council • Highways Agency • Public transport operators • Network Rail • Sustrans • The National Forest Company	• Development Management process • Local Transport Plan • Investment in public transport, cycling and pedestrian infrastructure and services by the County Council, Highways Agency, Network Rail, public transport operators, public service agencies and charities • Infrastructure Delivery Plan
INF3: Strategic Rail Freight Interchange	• Strategic Rail Freight Interchange planning decision.	• Any Rail Freight Interchange to be developed in accordance with the criteria set out in the policy.	N/A	• In house monitoring	• SDDC • Developers • Secretary of State for Transport • Highways Agency • County Council, • Network Rail	• Determination of application for a Development Consent Order by the Secretary of State for Transport.
INF4: Transport Infrastructure Improvement Schemes	• Implementation of transport infrastructure schemes.	• Timely completion of transport infrastructure schemes	• Review Infrastructure Delivery Plan • Review Local Plan if required. • Explore alternative funding sources.	• Development Management decision monitoring. • Liaison with Highways Agency and County Council	• SDDC • County Council • Developers • Local Enterprise Partnership • Highways Agency	• Infrastructure Delivery Plan • Developer Contributions • Development Management process • Local Enterprise Partnership funding

Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
INF5: East Midlands Airport	• Number of planning applications approved with outstanding objection by the Civil Aviation Authority (CAA)	• No development in contravention of policy to be permitted	• N/A	• Development Management monitoring	• SDDC • Developers • Civil Aviation Authority	• Development Management process.
INF6:Community Facilities	• Whether planning applications granted provide the community facilities stated within housing policies within H1-H20 • Number of applications for new community facilities annually (excludes extensions or alterations to existing facilities)	• Fulfil the community facilities stated within the housing policies	• Infrastructure Delivery Plan	• In house monitoring	• SDDC • Developers • Neighbourhood Plans	• Determination of planning applications/S106 agreements • Infrastructure Delivery Plan • Neighbourhood Planning
INF7: Green Infrastructure	• New National Forest Planting within the District annually • Change in areas of biodiversity importance	• Increase woodland cover to 33% within the National Forest • Delivery of BAP habitats species and Targets	• Infrastructure Delivery Plan • Lowland Derbyshire Biodiversity Action Plan • National Forest Biodiversity Action Plan • National Forest planting Guidelines	• BAP monitoring • National Forest Monitoring	• SDDC • Developers • Neighbourhood Plans • Derbyshire County Council • National Forest • Lowland Derbyshire BAP partnership	• Determination of planning applications • Neighbourhood Planning • Infrastructure Delivery Plan • National Forest Planting Guidelines
INF8: National Forest	• New National Forest Planting • within the District annually	• Increase woodland cover to achieved 33% woodland cover in the National Forest	• National Forest Strategy update	• In house monitoring • National Forest data	• SDDC • Developers • Neighbourhood Plans • Derbyshire County Council • Forestry Commission • The National Forest	• Determination of planning applications • Neighbourhood Planning • Infrastructure Delivery Plan • National Forest Planting Guidelines

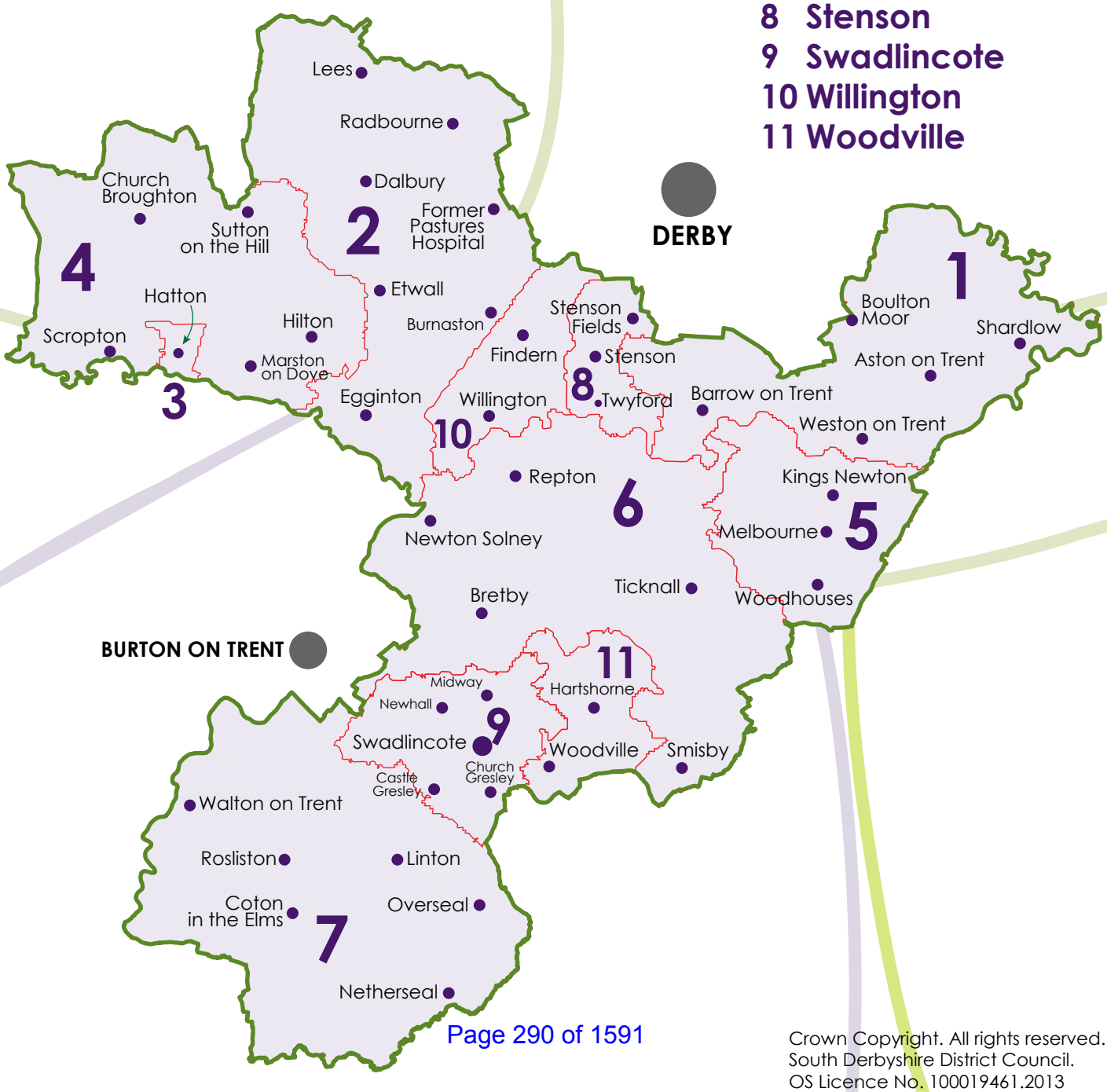
Policy	Indicator	Target	Contingency	Data Source	Delivery Agencies	Potential Implementation/ Delivery Mechanisms
INF9: Open Space, Sport and Recreation	• Number of planning applications approved with outstanding objections from Sport England • Net increase/ decrease in playing pitches within the District • Monitoring of quality and provision of open spaces through the open space assessment	• No outstanding objections from Sport England on planning applications.	• Update needs assessment of open space and sports facilities • Infrastructure Delivery Plan • Work through the development process to ensure losses of open space sport and recreation are mitigated and new facilities/ contributions are sought where possible	• In house monitoring • Data from Sport England	• SDDC • Developers • Neighbourhood Plans • Derbyshire County Council • Schools	• Determination of planning applications • Neighbourhood Planning • Grants and other sources of funding • Infrastructure Delivery Plan
INF10: Tourism Development	• Number of new self-catering holiday units and pitches • Number of new hotel rooms	• Increase the number of overnight accommodation units receiving planning consent.	• Review Local Plan	• Development Management decision monitoring.	• SDDC • Developers	• Development Management process

Proposals Maps

Proposals Maps

INDEX MAP

1 Aston
2 Etwall
3 Hatton
4 Hilton
5 Melbourne
6 Repton
7 Southern Villages
8 Stenson
9 Swadlincote
10 Willington
11 Woodville



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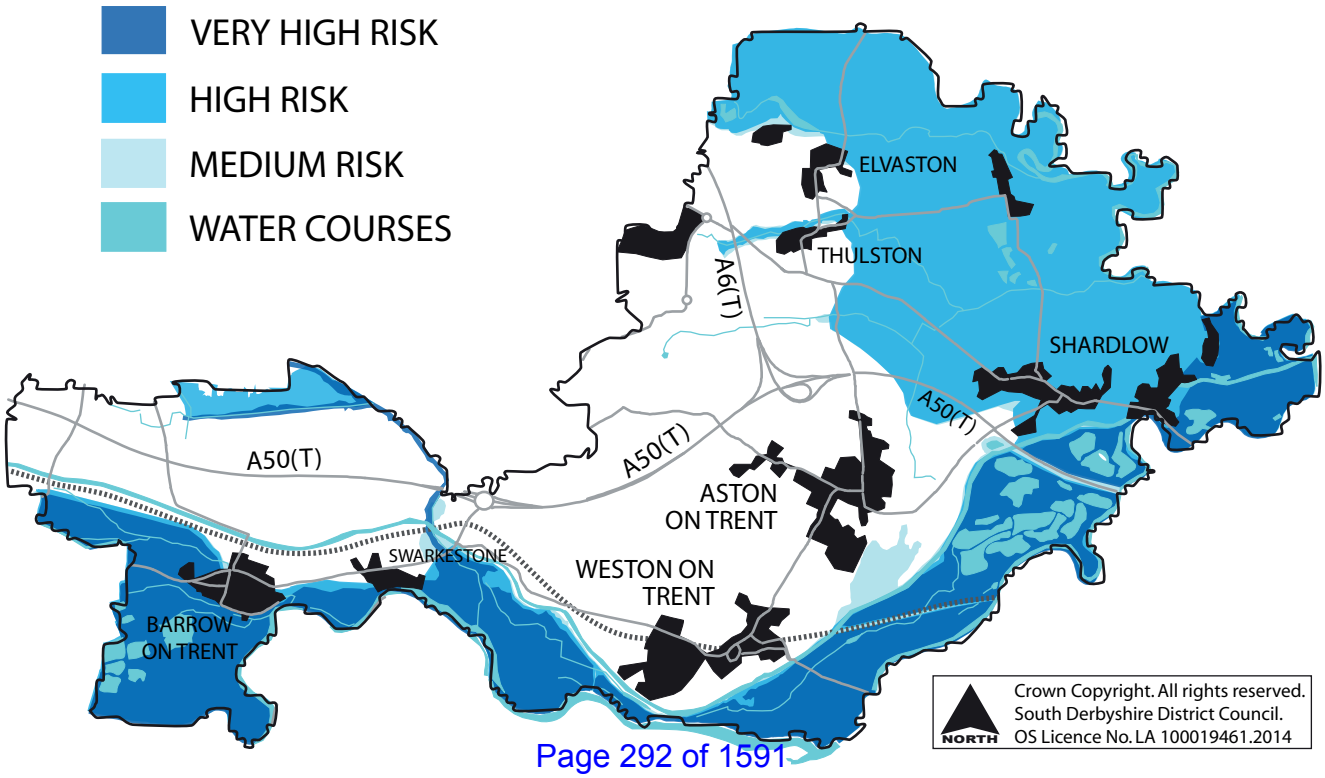
1

ASTON Area

ASTON Area

HOUSING POLICY	HOUSING SITE
H8	Former Aston Hall Hospital, Aston on Trent
H13	Boulton Moor Phase 1 Boulton Moor Phase 2 Boulton Moor Phase 3
H14	Chellaston Fields, Chellaston
H15	Wragley Way (South of Derby)
H17	Holmleigh Way, Chellaston
EMPLOYMENT POLICY	**EMPLOYMENT SITE**
E4	The Global Technology Cluster extension – safeguarded site for employment

FLOOD RISK



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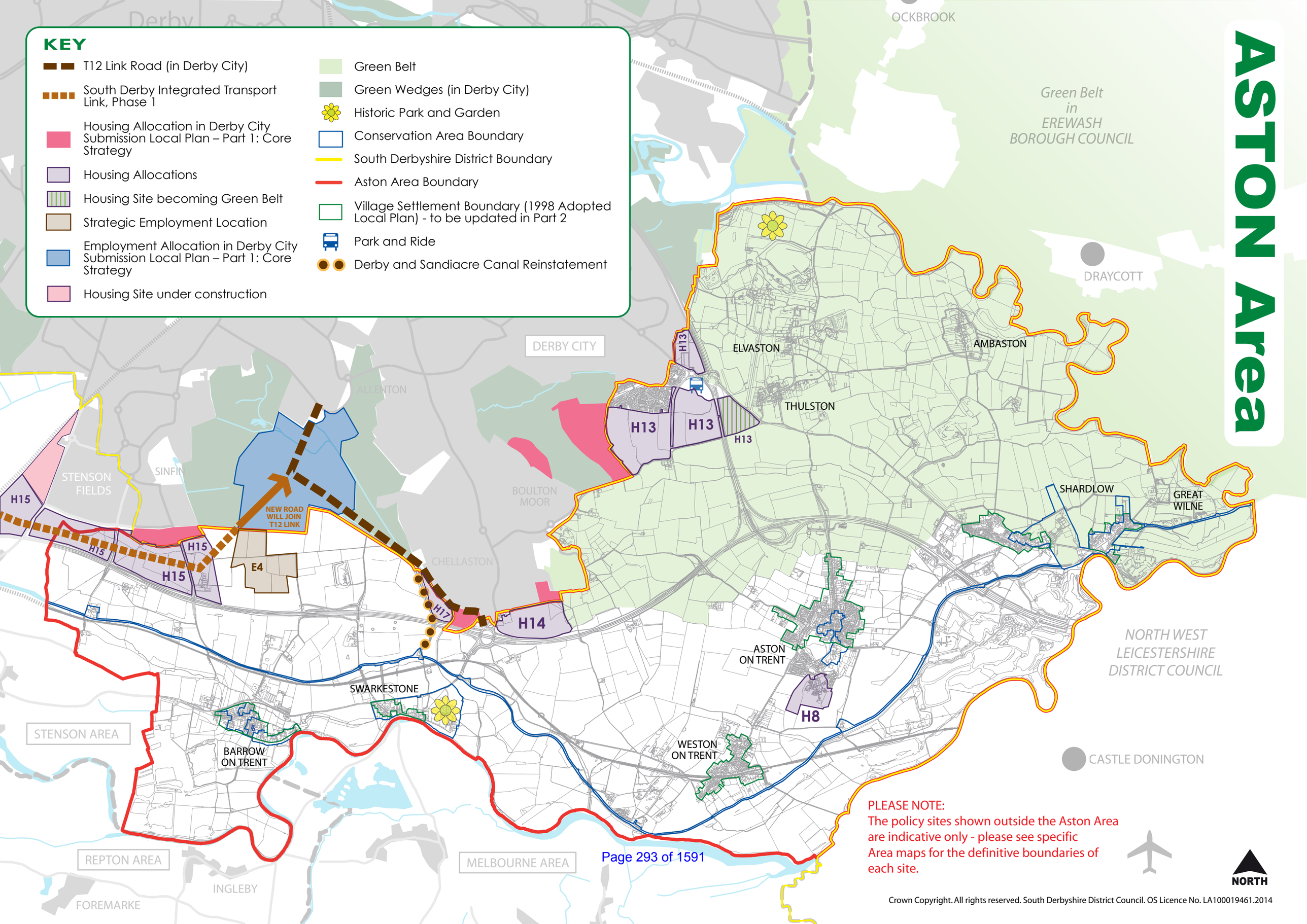
ASTON Area

KEY

- T12 Link Road (in Derby City)
- South Derby Integrated Transport Link, Phase 1
- Housing Allocation in Derby City Submission Local Plan – Part 1: Core Strategy
- Housing Allocations
- Housing Site becoming Green Belt
- Strategic Employment Location
- Employment Allocation in Derby City Submission Local Plan – Part 1: Core Strategy
- Housing Site under construction
- Green Belt
- Green Wedges (in Derby City)
- Historic Park and Garden
- Conservation Area Boundary
- South Derbyshire District Boundary
- Aston Area Boundary
- Village Settlement Boundary (1998 Adopted Local Plan) - to be updated in Part 2
- Park and Ride
- Derby and Sandiacre Canal Reinstatement



PLEASE NOTE:
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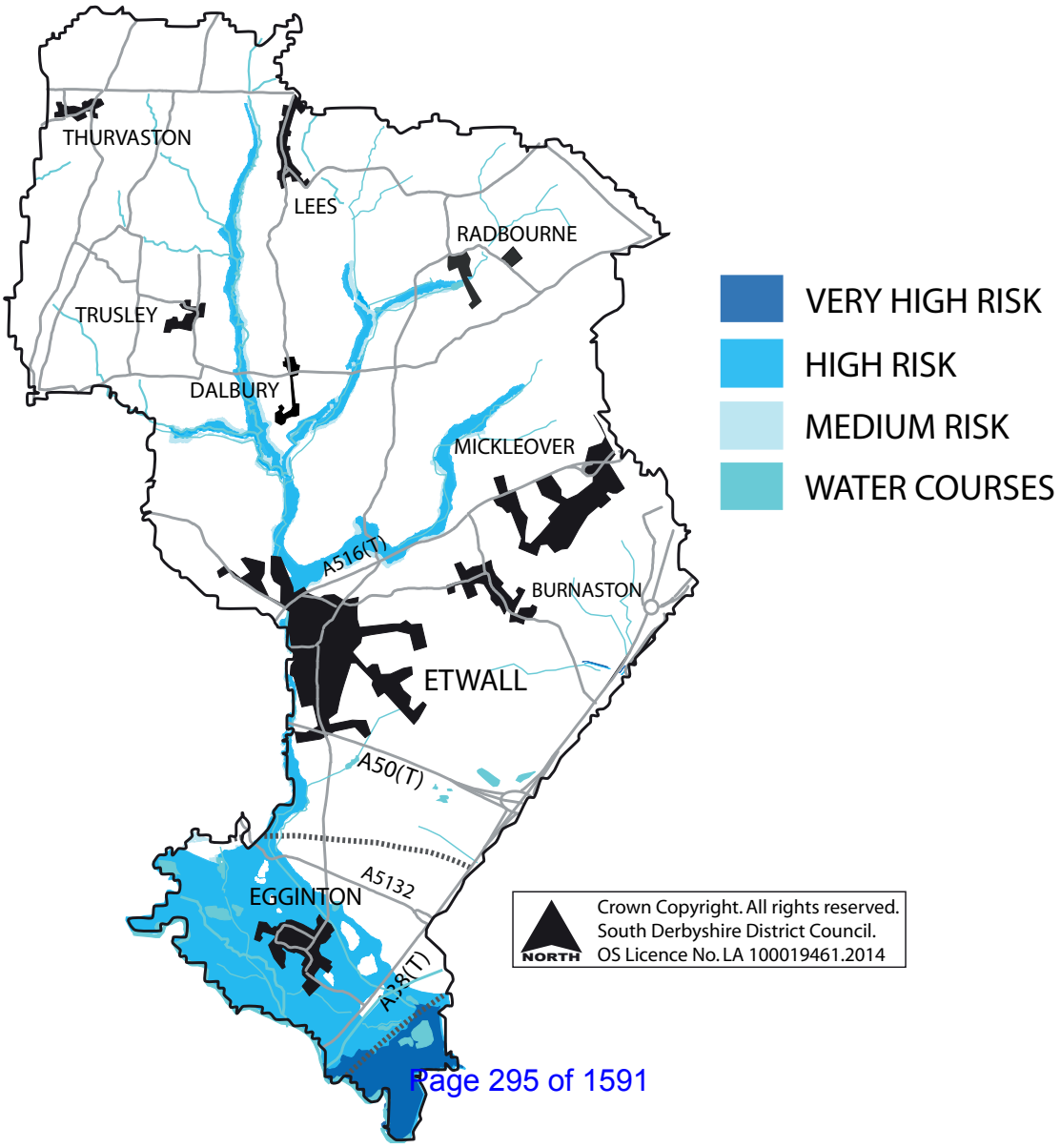
2

ETWALL Area

ETWALL Area

HOUSING POLICY	HOUSING SITE
H10	Land south of Willington Road and land south of Sutton Lane, Etwall
H18	Hackwood Farm, Mickleover
H19	Newhouse Farm, Mickleover

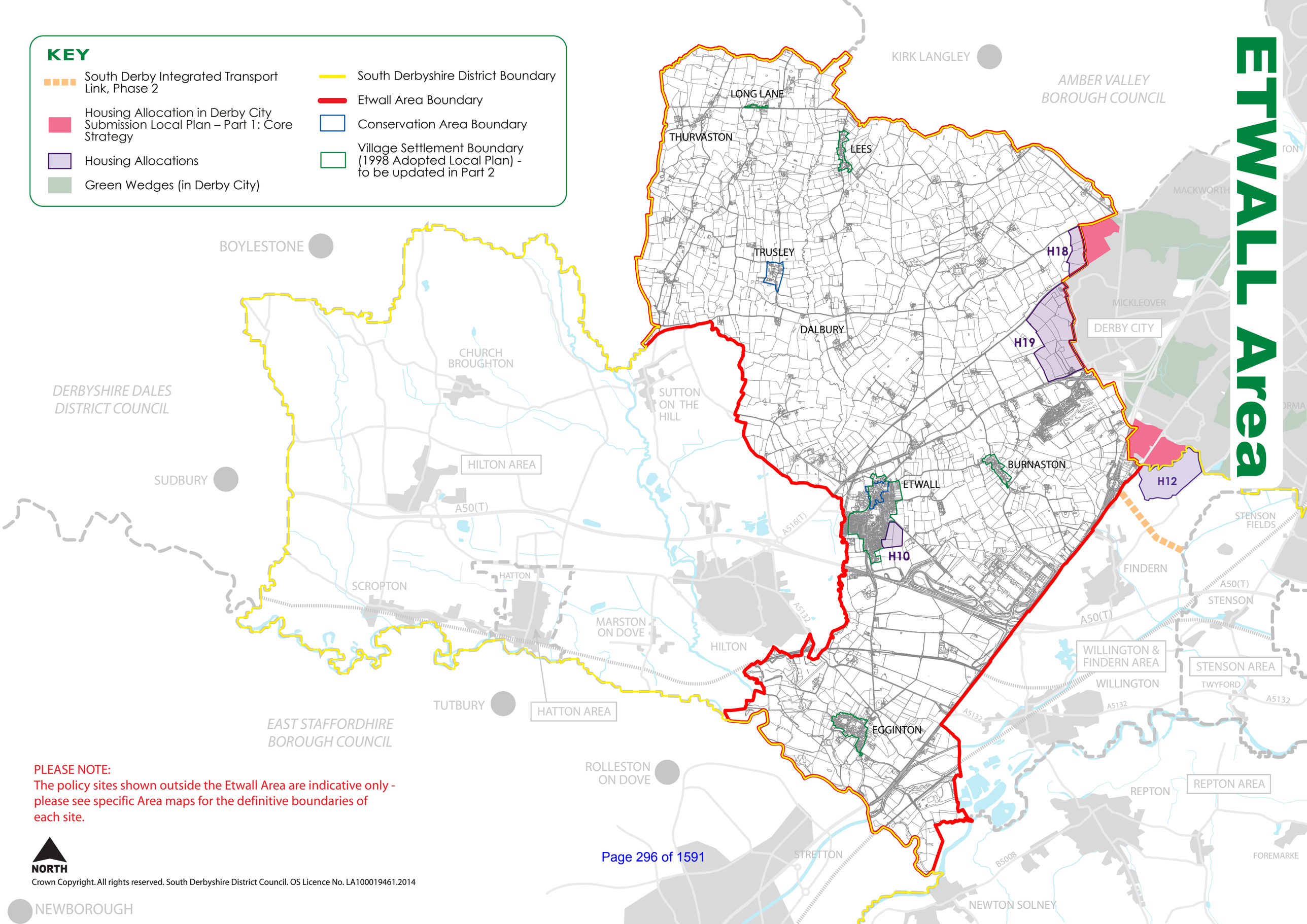
FLOOD RISK



ETWALL Area

KEY

- South Derby Integrated Transport Link, Phase 2
- Housing Allocation in Derby City Submission Local Plan – Part 1: Core Strategy
- Housing Allocations
- Green Wedges (in Derby City)
- South Derbyshire District Boundary
- Etwall Area Boundary
- Conservation Area Boundary
- Village Settlement Boundary (1998 Adopted Local Plan) - to be updated in Part 2



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NORTH

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3

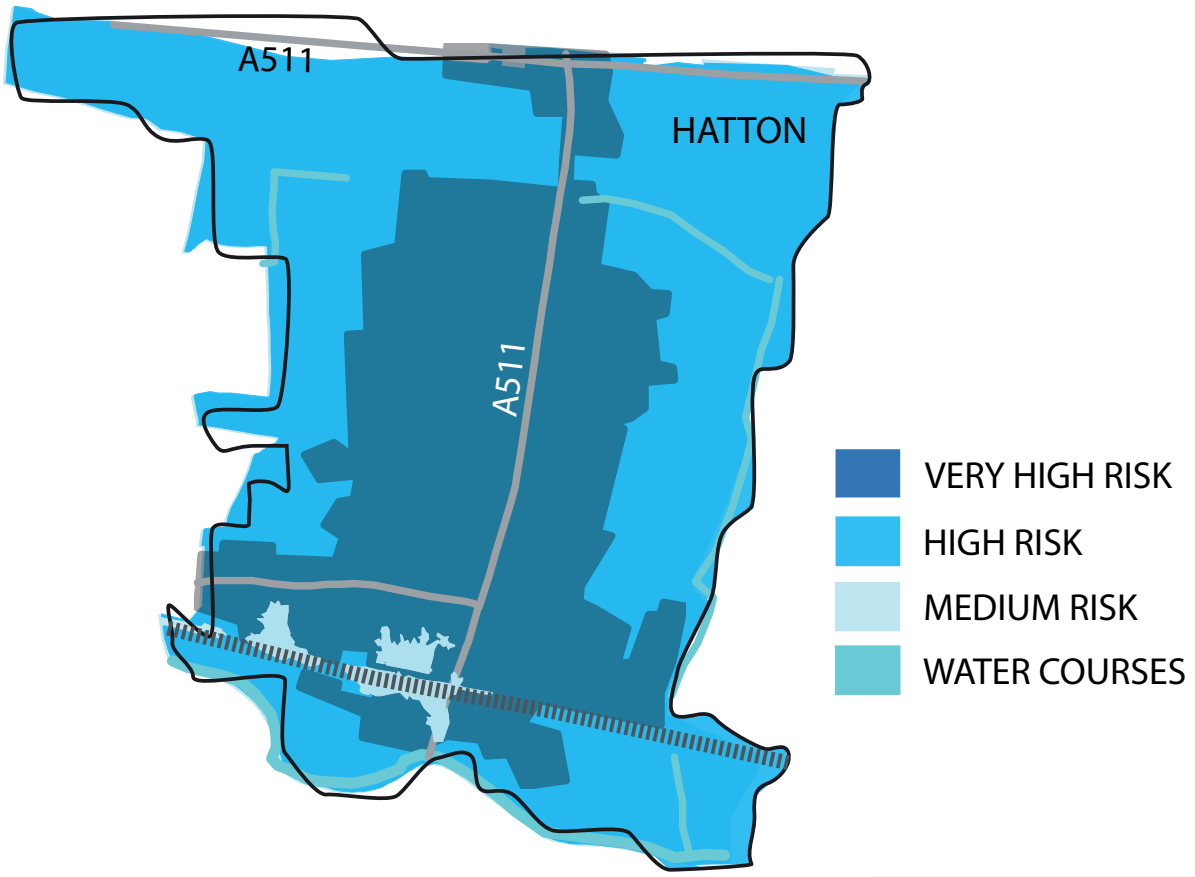
HATTON Area

HATTON Area

HOUSING POLICY	HOUSING SITE
H11	Land to the north east of Hatton

N.B. Area is now defended by Lower Dove Flood Scheme.
No development is now located in an area of high flood risk.

FLOOD RISK



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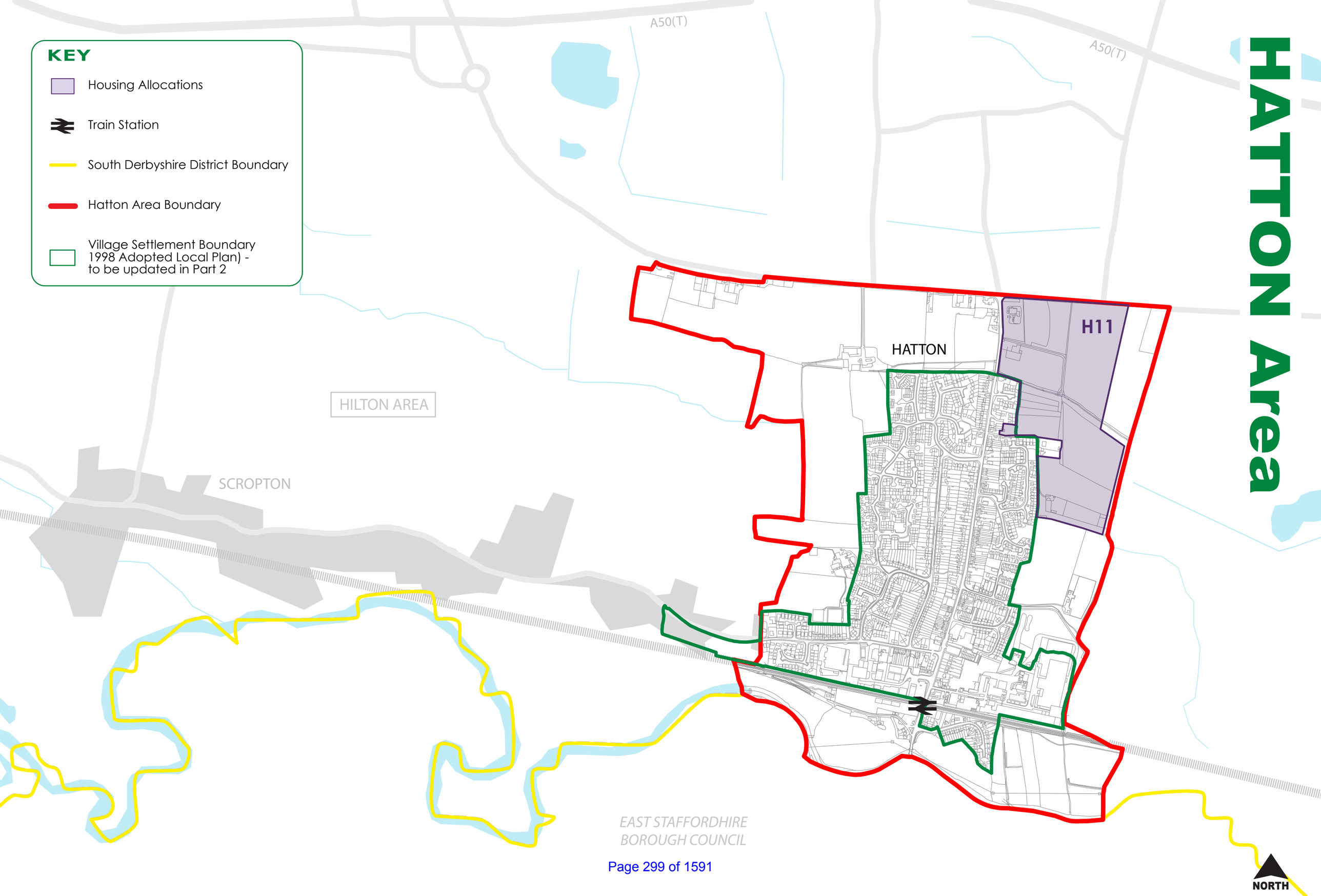
HATTON Area



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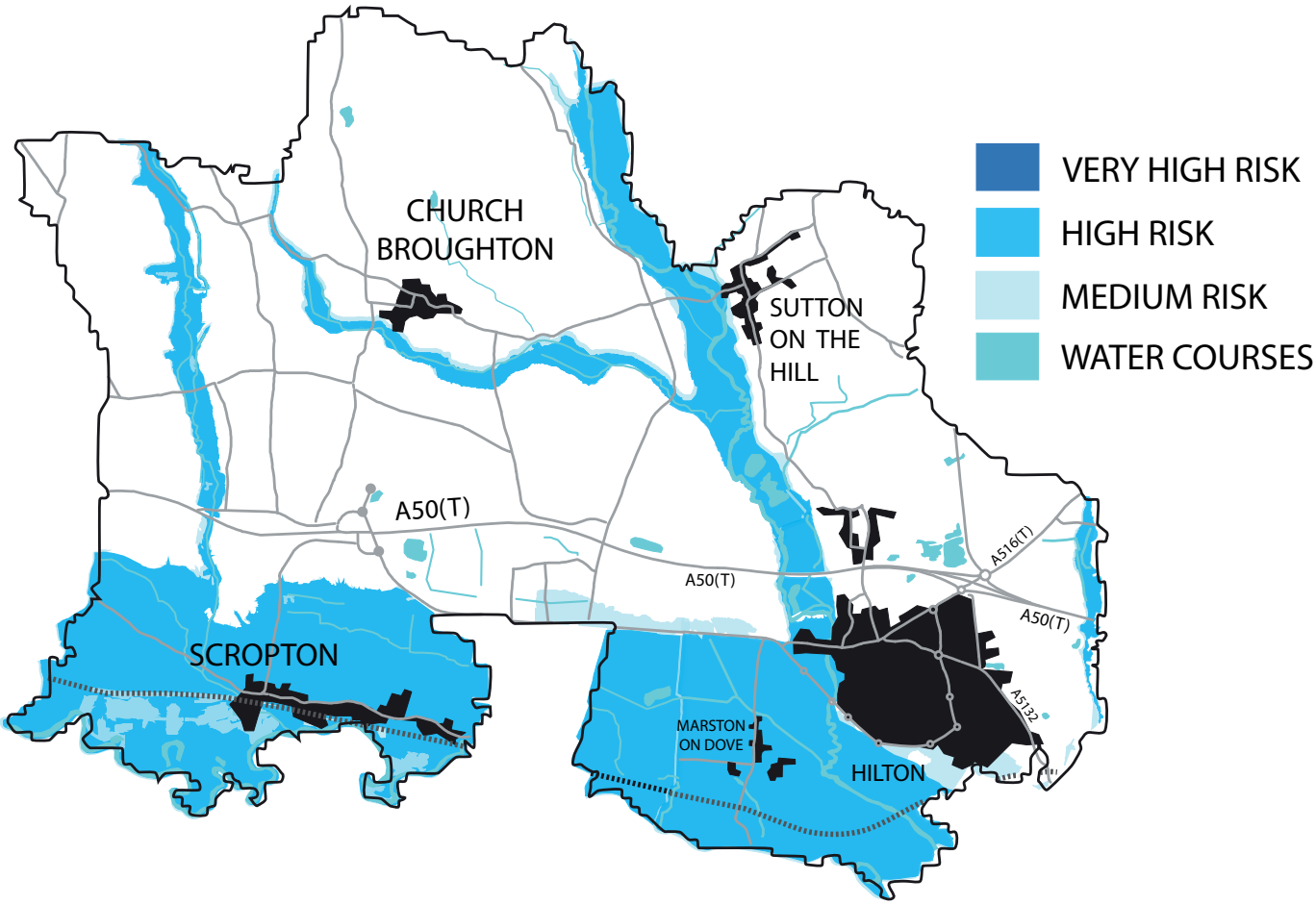
4

HILTON Area

HILTON Area

HOUSING POLICY	HOUSING SITE
H7	Land at Hilton Depot, Hilton
EMPLOYMENT POLICY	**EMPLOYMENT SITE**
E1E	Dove Valley Business Park
E1B	Hilton Business Park
E5	Extension to Dove Valley Park

FLOOD RISK



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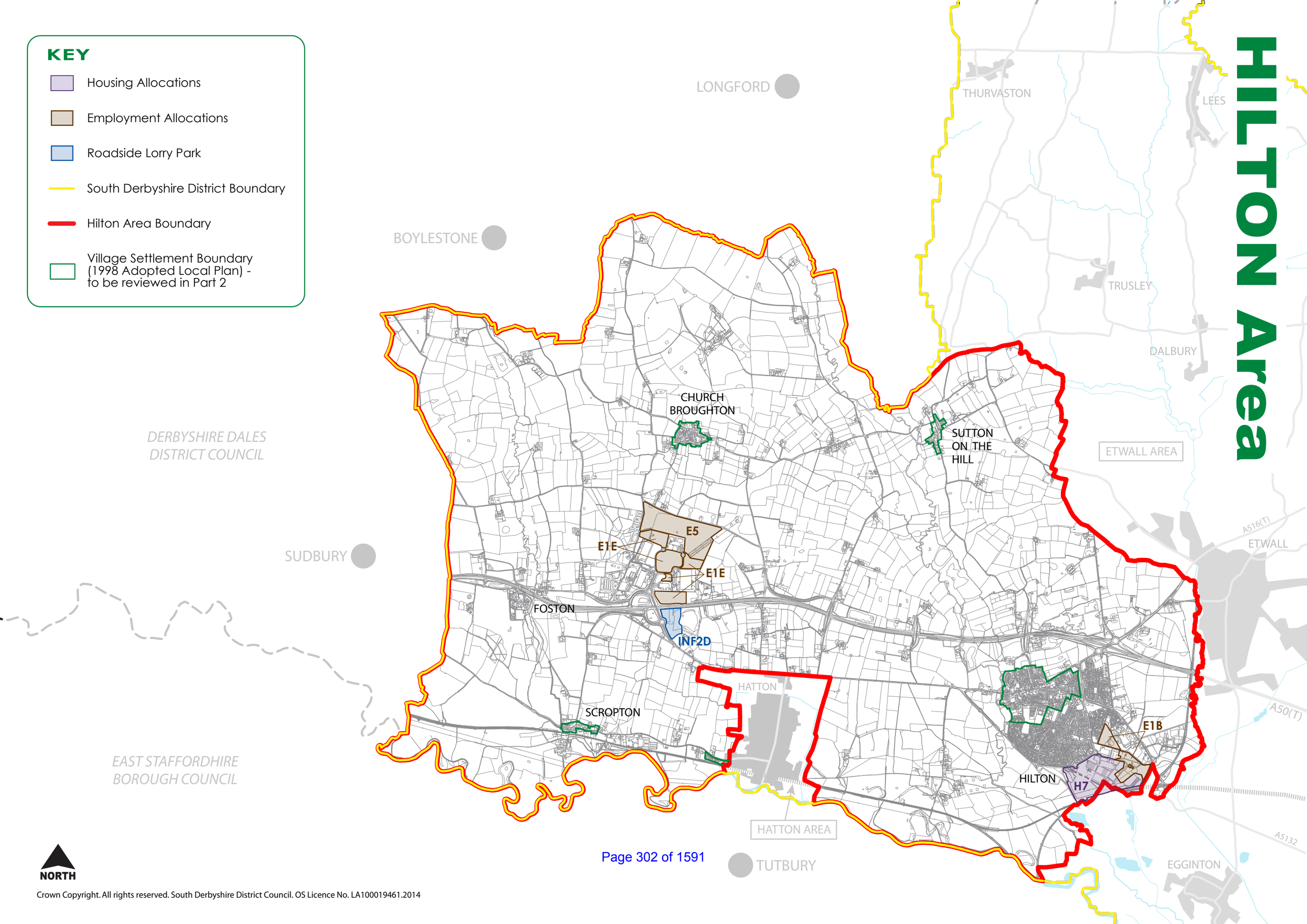
HILTON Area

KEY

- Housing Allocations
- Employment Allocations
- Roadside Lorry Park
- South Derbyshire District Boundary
- Hilton Area Boundary
- Village Settlement Boundary (1998 Adopted Local Plan) - to be reviewed in Part 2



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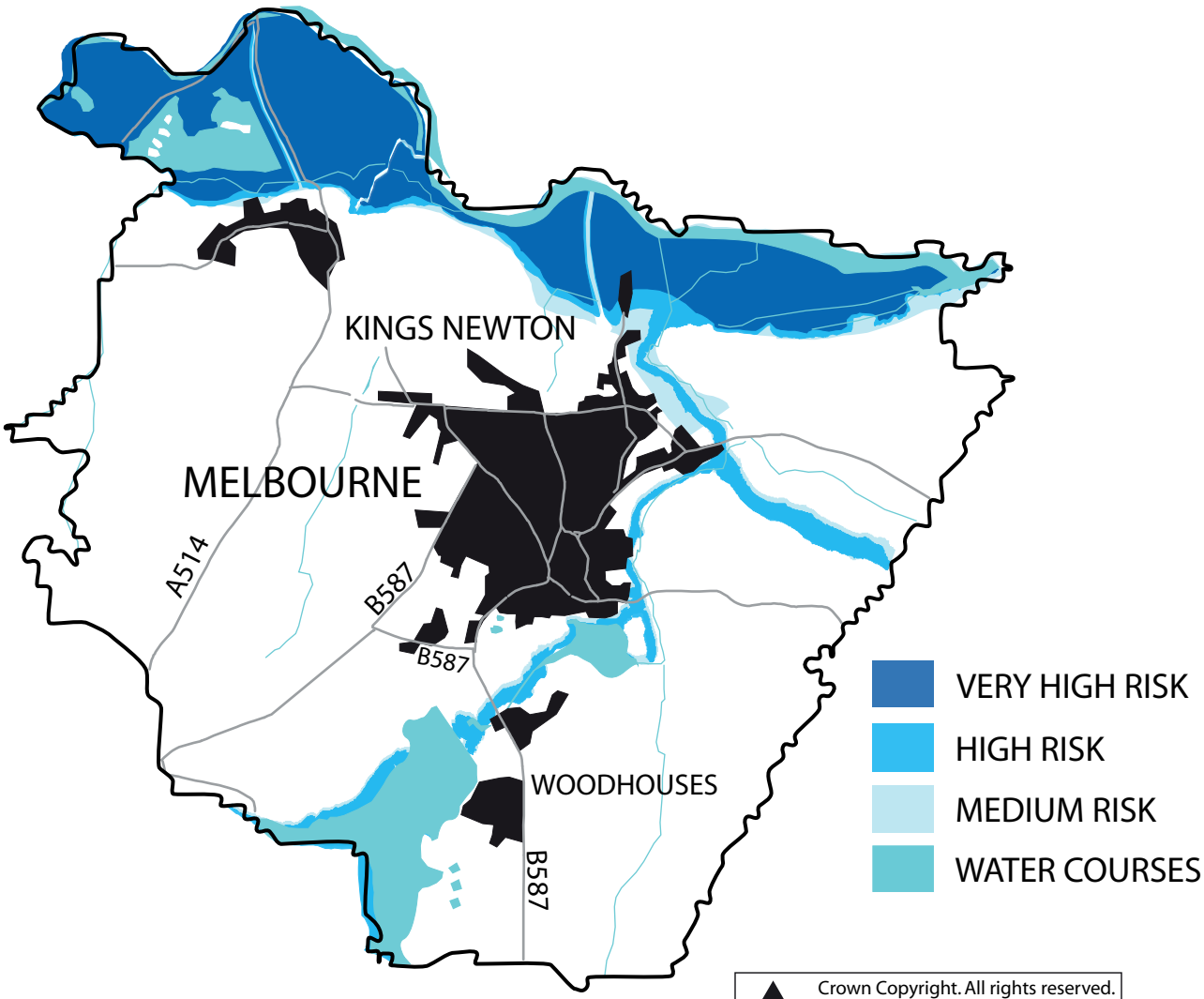
5 MELBOURNE Area

MELBOURNE Area

THERE ARE
NO STRATEGIC HOUSING OR EMPLOYMENT POLICIES
ASSOCIATED WITH THIS AREA

FLOOD RISK



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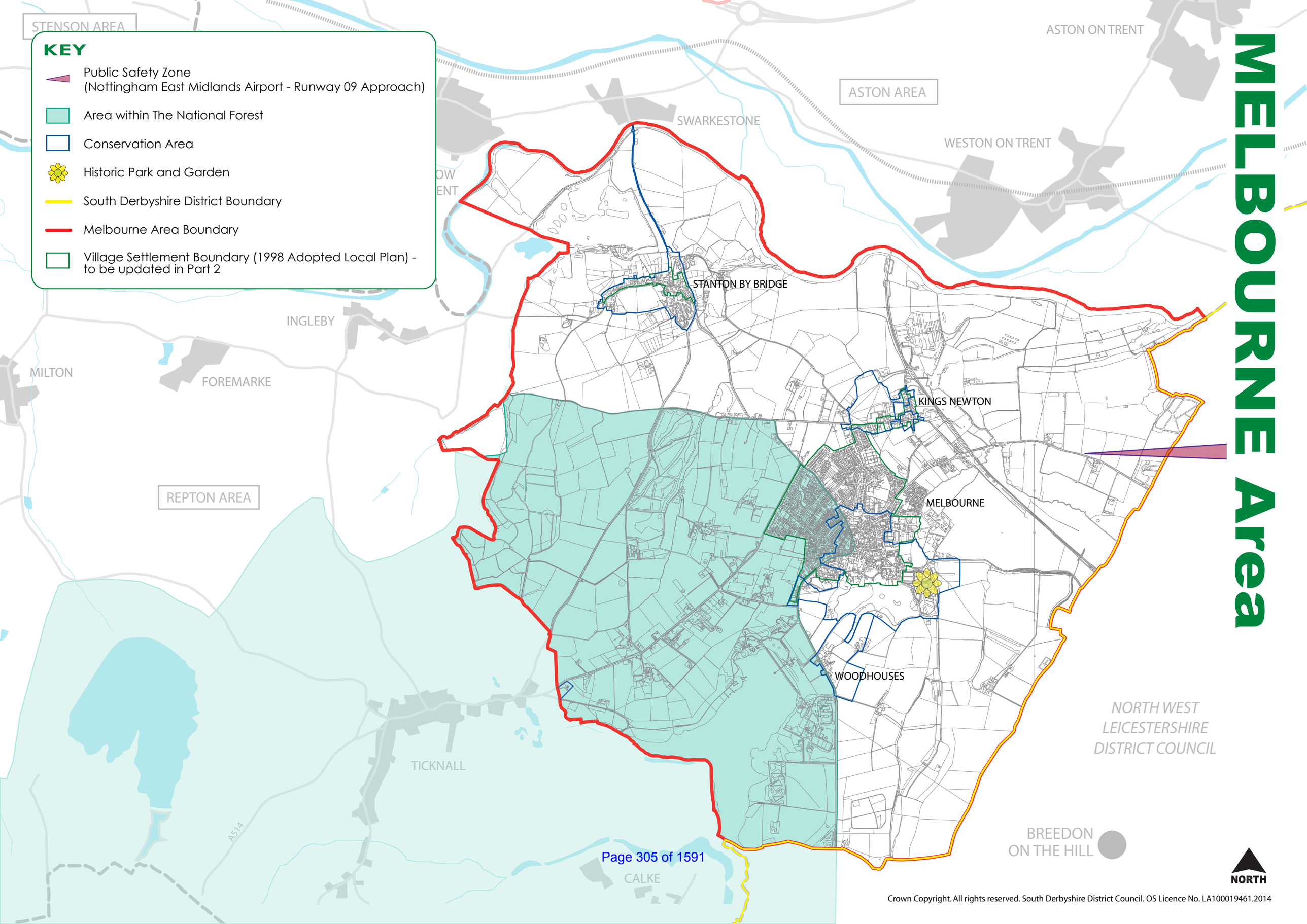
MELBOURNE Area



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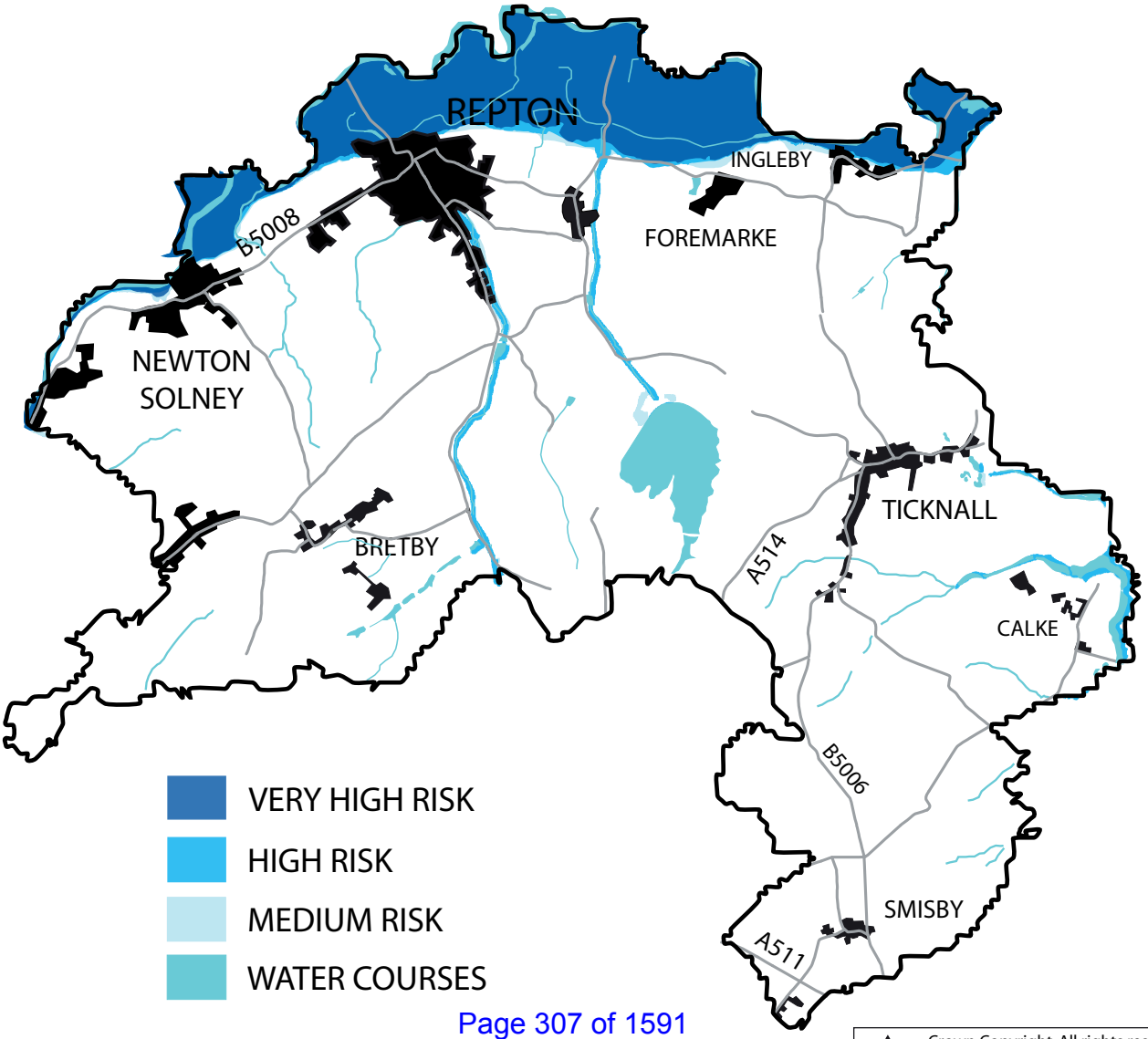
6

REPTON Area

REPTON Area

HOUSING POLICY	HOUSING SITE
H9	Land at Longlands, Repton

FLOOD RISK



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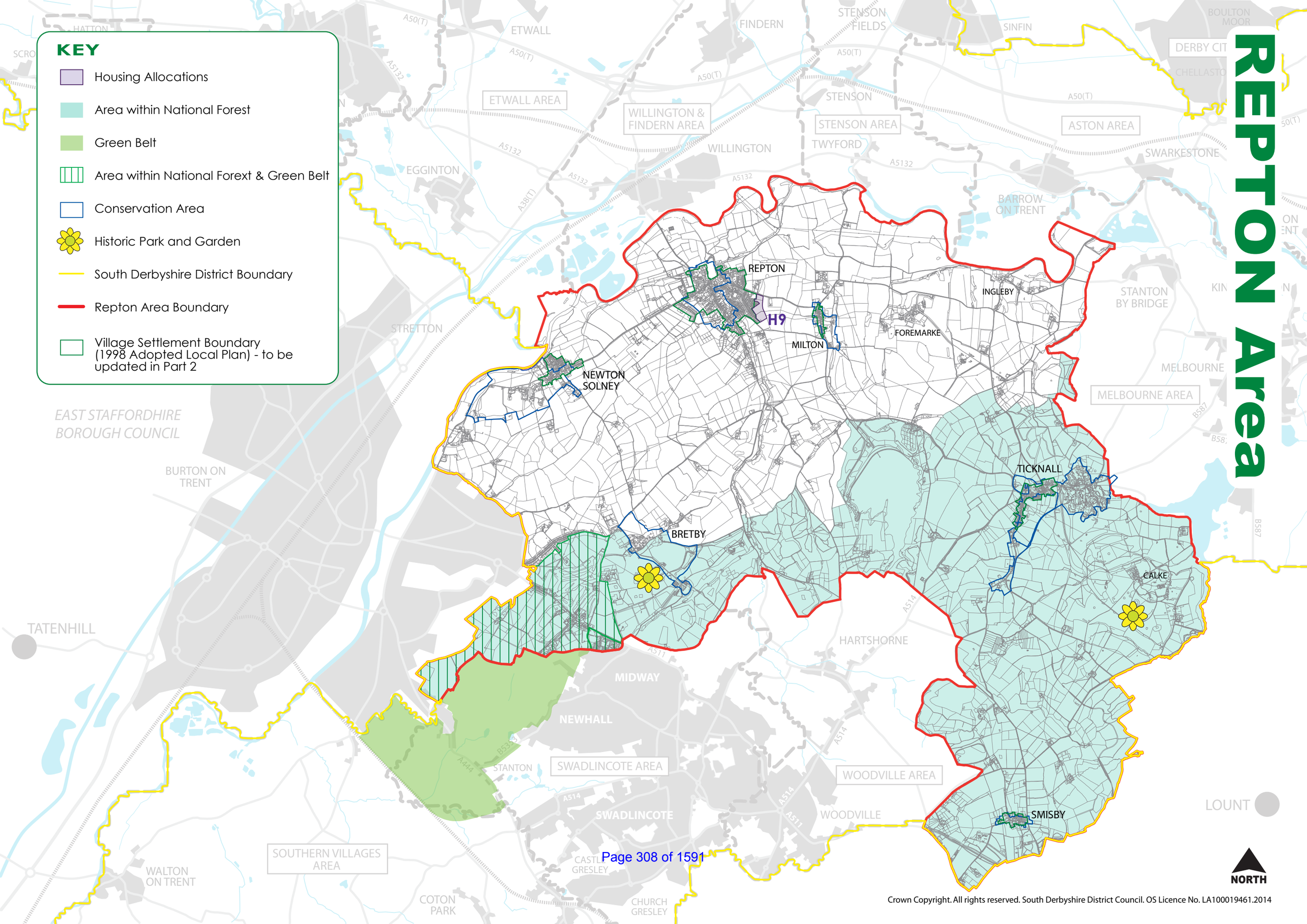
REPTON Area



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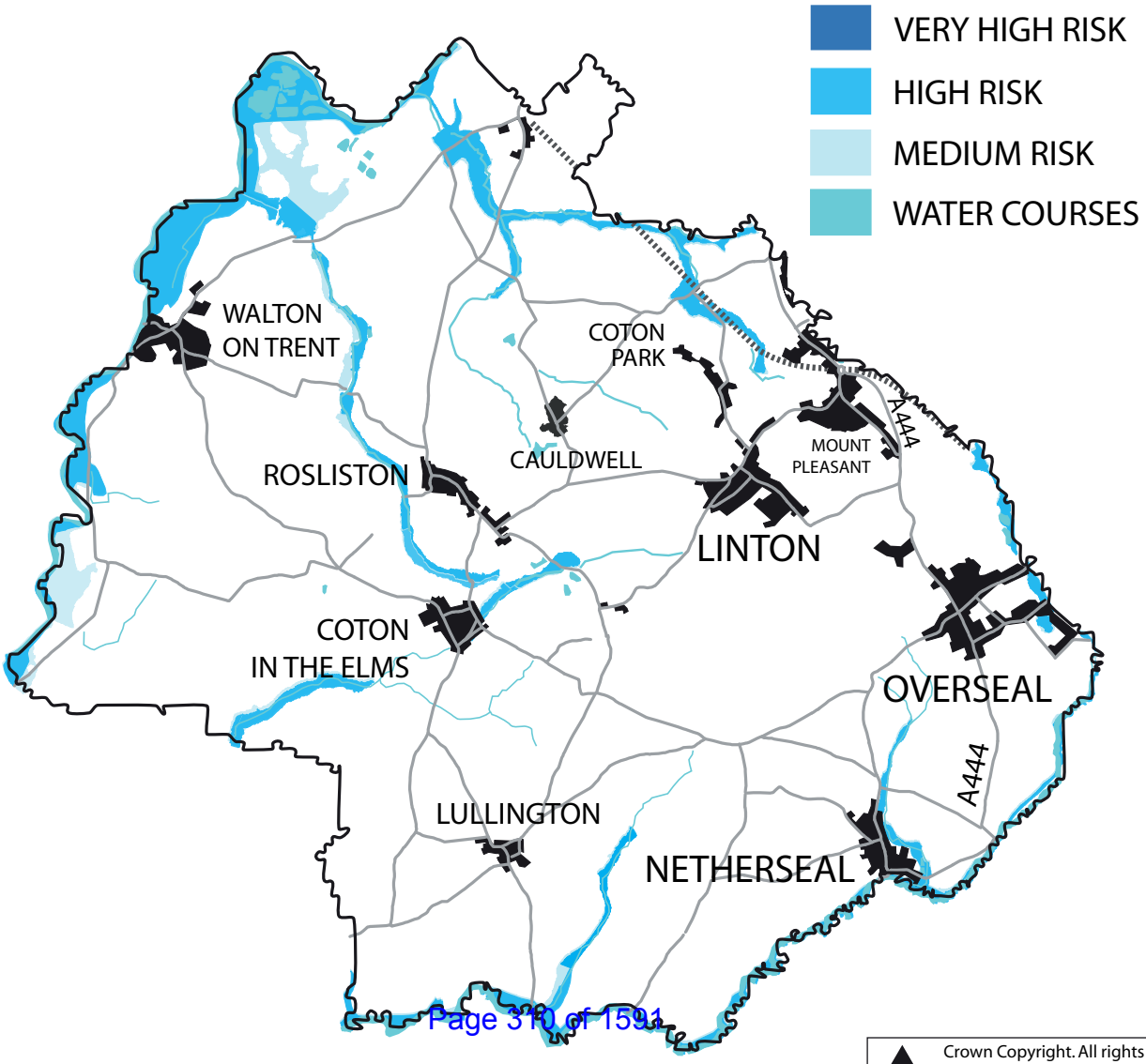
7

SOUTHERN VILLAGES Area

SOUTHERN VILLAGES Area

HOUSING POLICY	HOUSING SITE
H6	Drakelow Park
EMPLOYMENT POLICY	EMPLOYMENT SITE
E1F	Former Drakelow Power Station

FLOOD RISK



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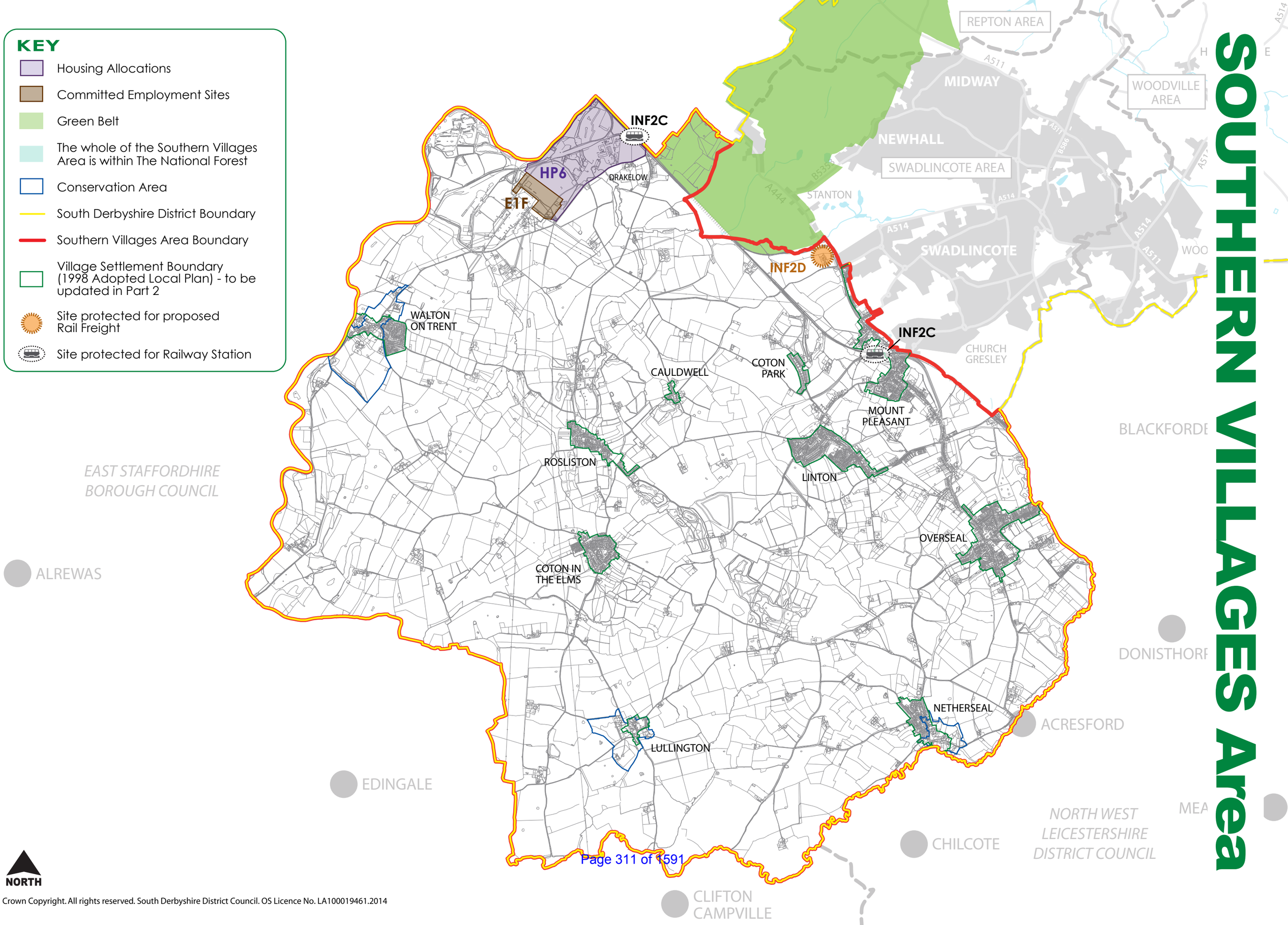
SOUTHERN VILLAGES Area



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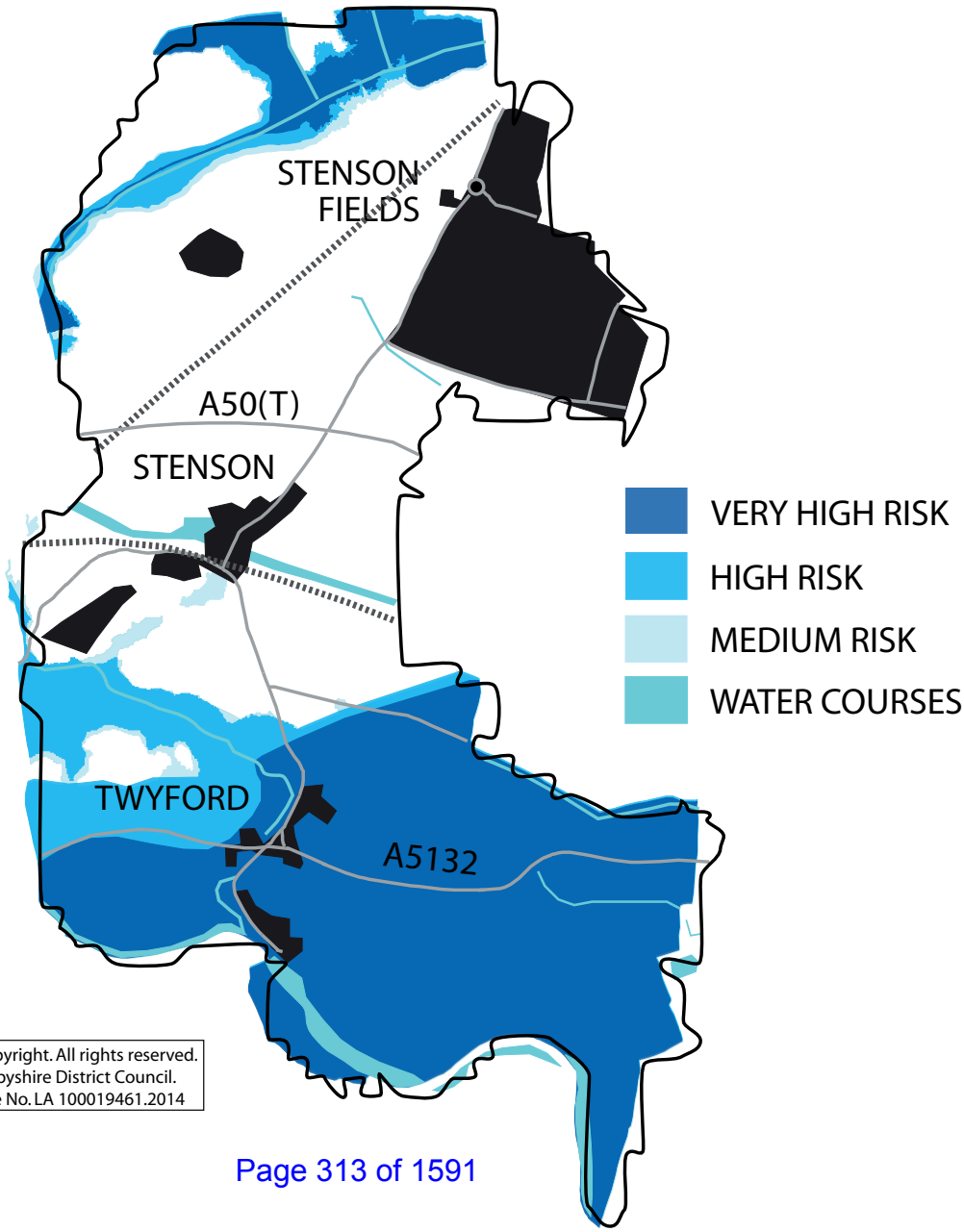
8

STENSON Area

STENSON Area

HOUSING POLICY	HOUSING SITE
H15	Wragley Way (South of Derby)
H16	Primula Way, Sunny Hill

FLOOD RISK



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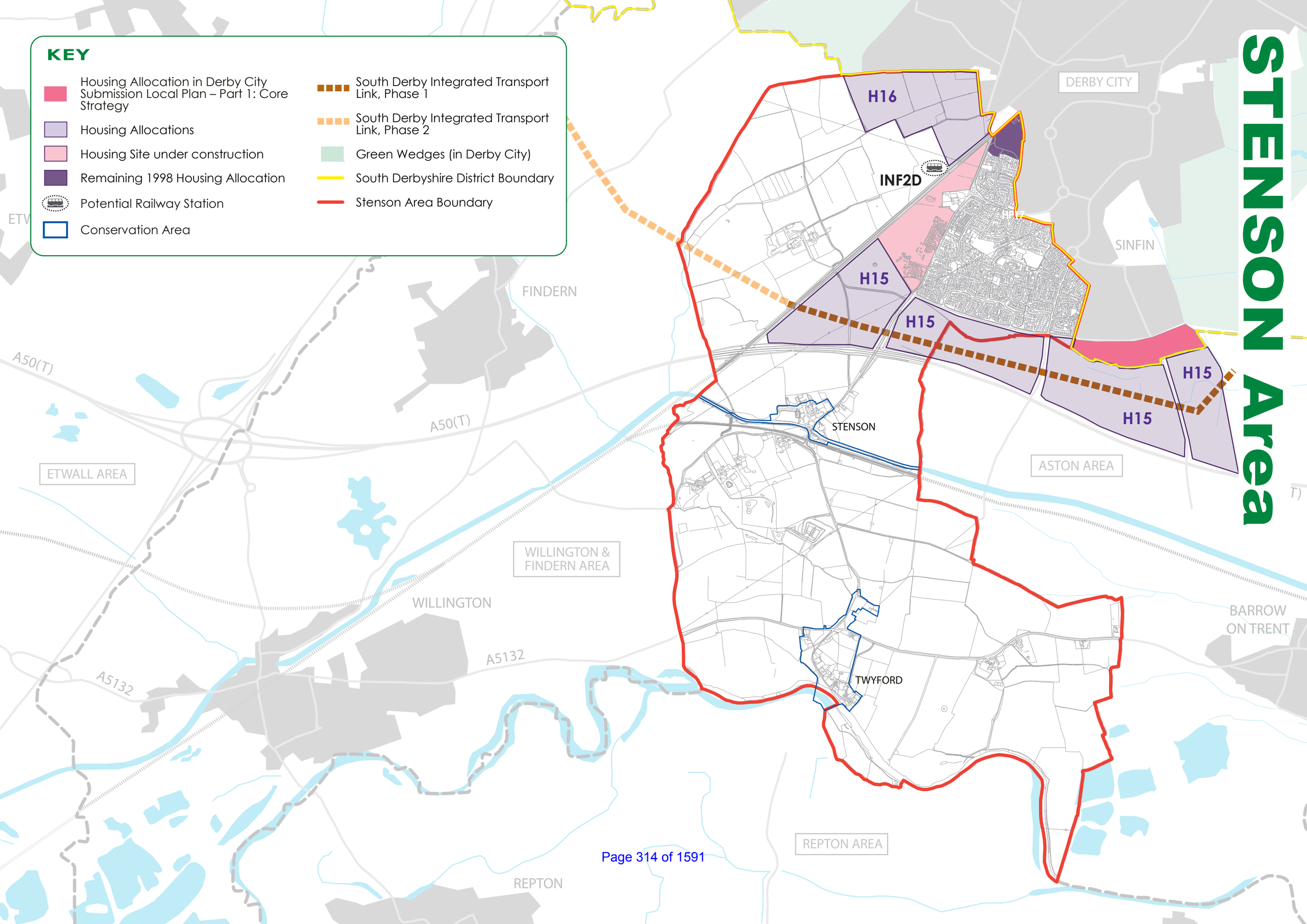
STENSON Area

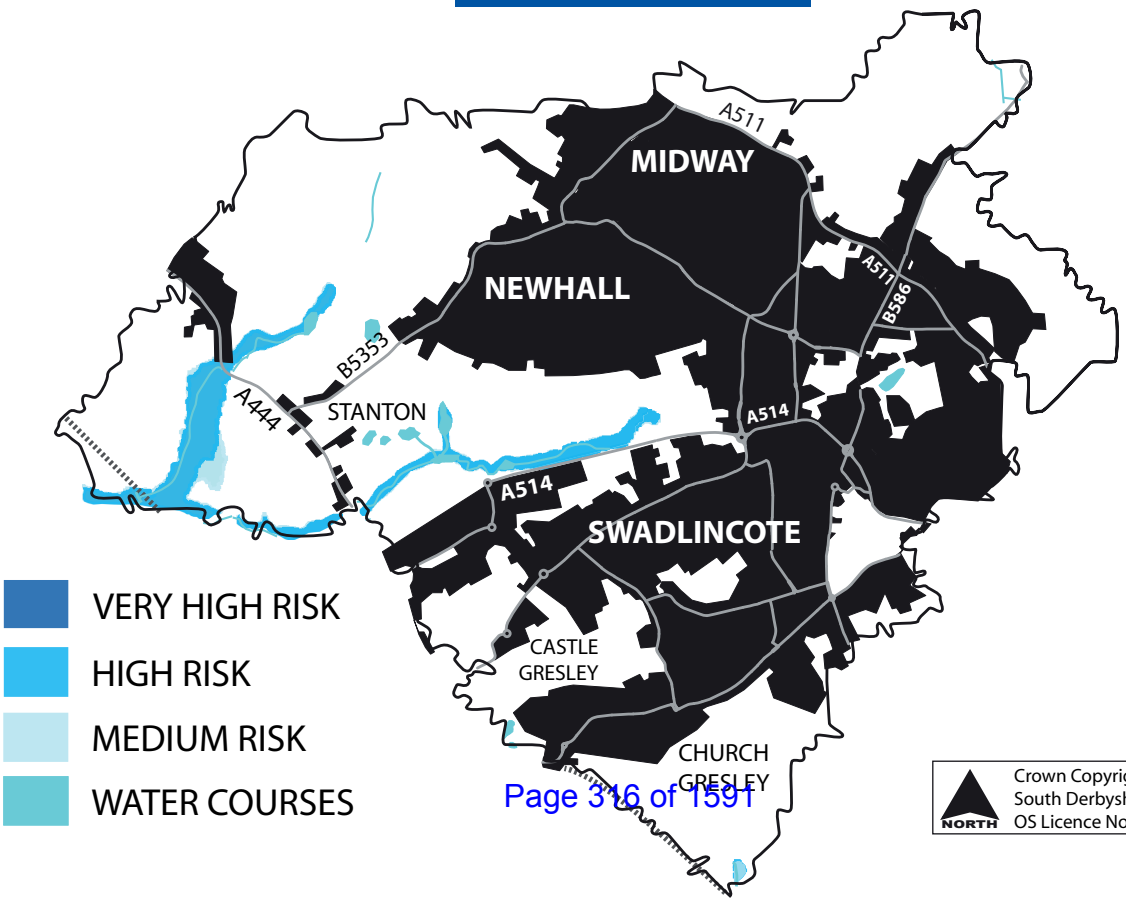


9 SWADLINCOTE Area

SWADLINCOTE Area

HOUSING POLICY	HOUSING SITE
H2	Land north of William Nadin Way, Swadlincote
H3	Land at Church Street/Bridge Street/ Football club site, Church Gresley
H4	Land at Broomy Farm, Woodville
H5	Council Depot, Swadlincote
EMPLOYMENT POLICY	**EMPLOYMENT SITE**
E1A	Cadley Hill, Swadlincote
E1C & E6	Woodville Regeneration Area
E1D	Tetron Point
E1G	Cadley Hill, Swadlincote

FLOOD RISK



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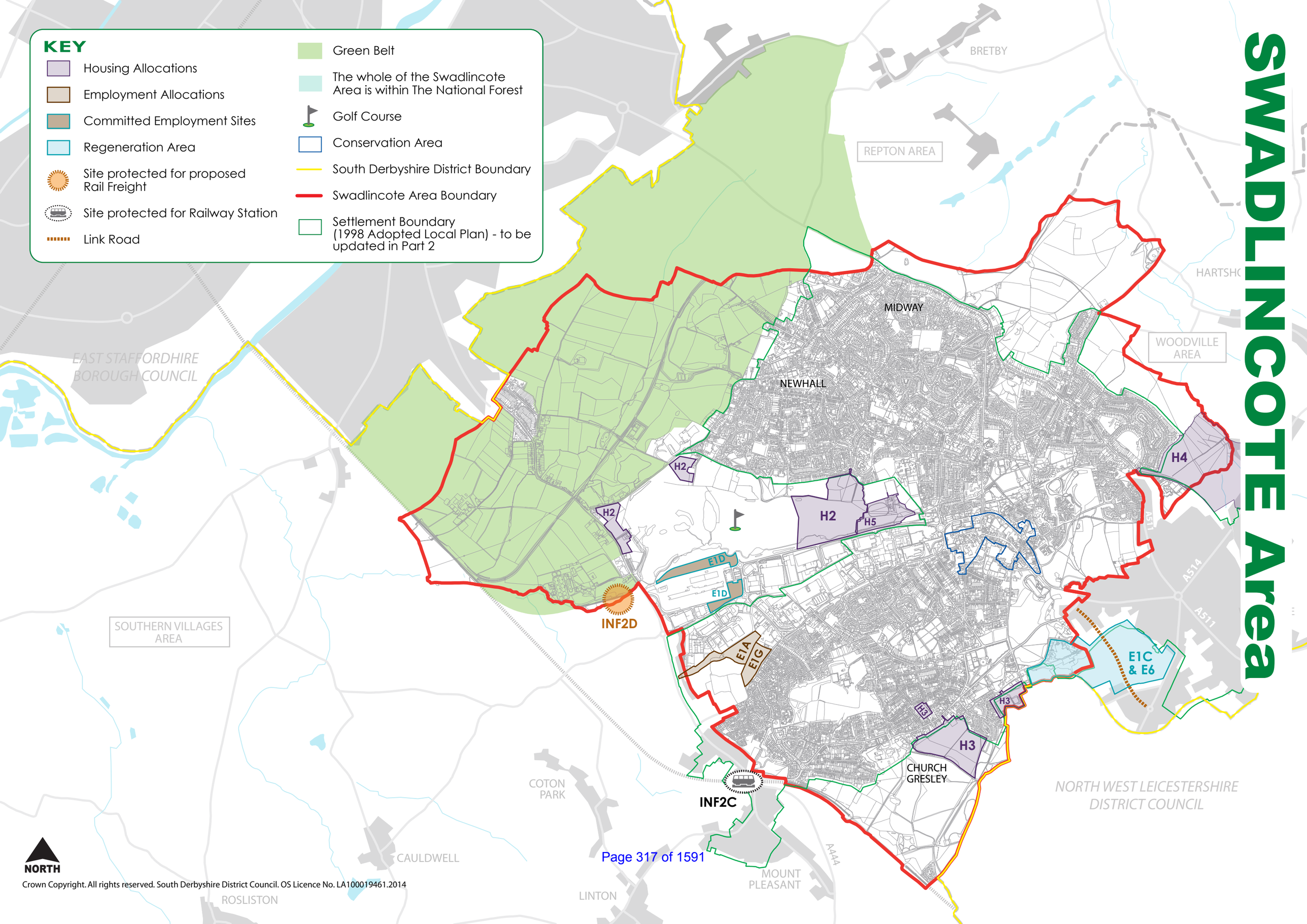
SWADLINCOTE Area



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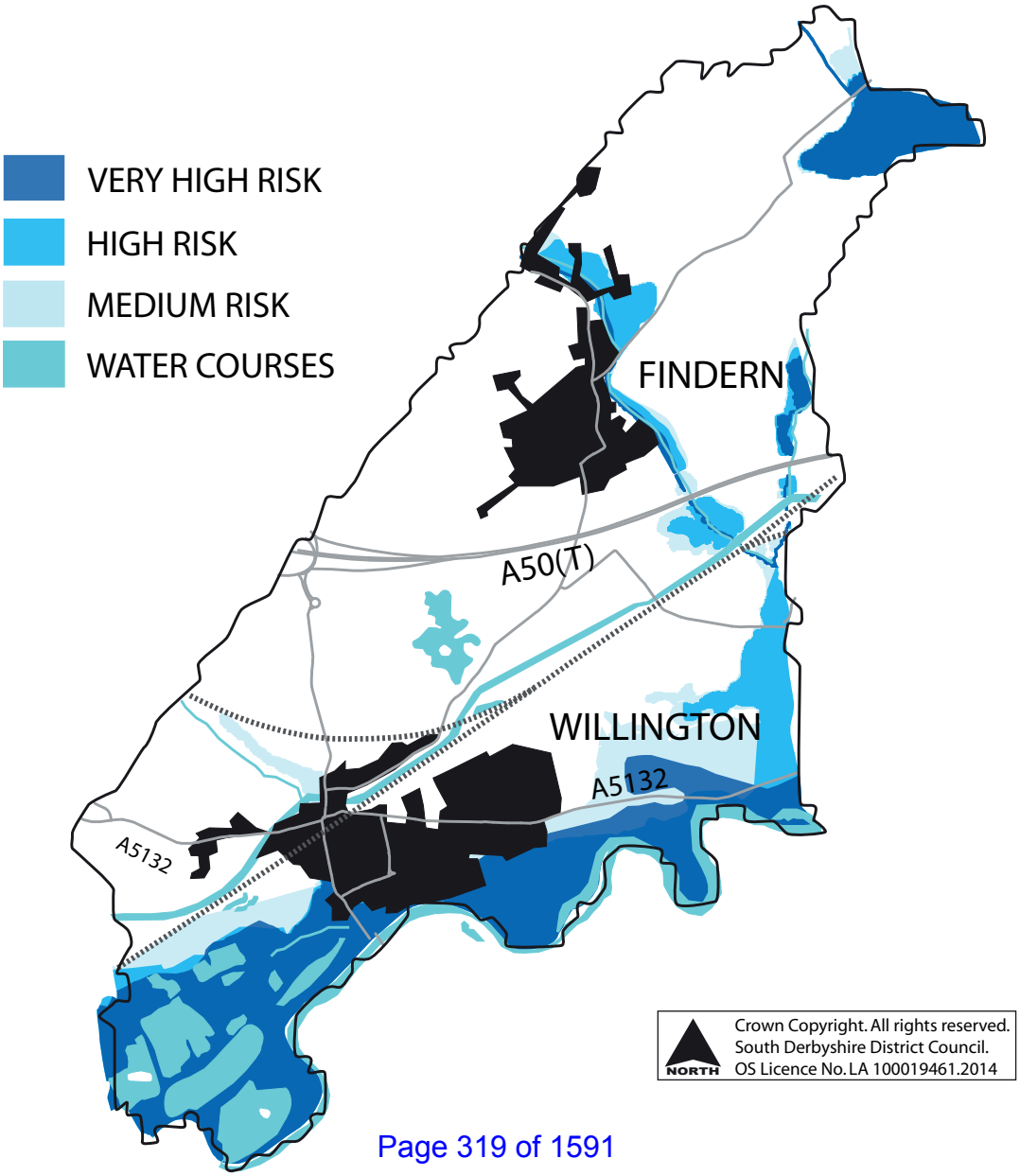
10 WILLINGTON Area

WILLINGTON Area

HOUSING POLICY	HOUSING SITE
H12	Highfields Farm (South West of Derby)

FLOOD RISK



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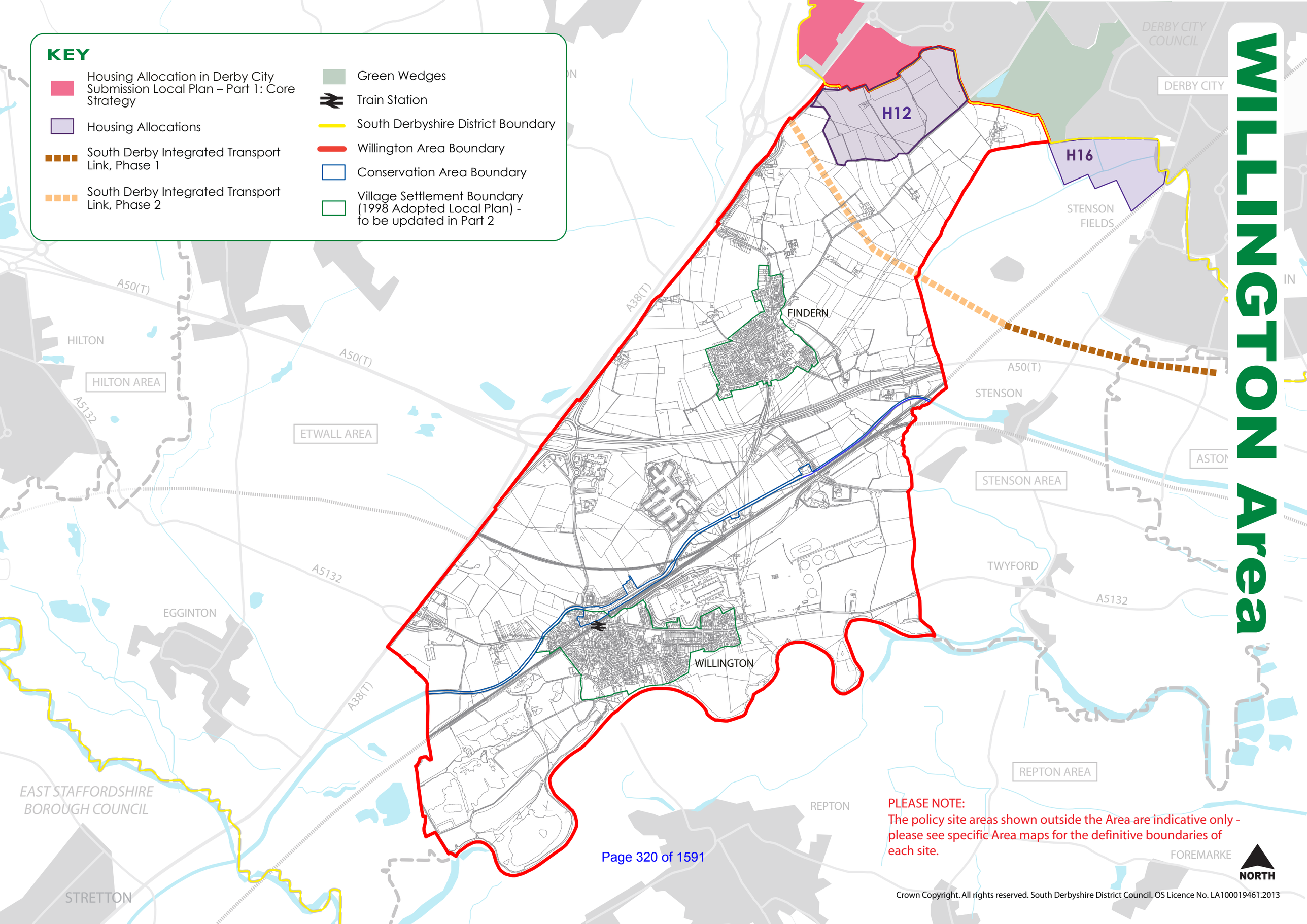
WILLINGTON Area



PLEASE NOTE:
The policy site areas shown outside the Area are indicative only - please see specific Area maps for the definitive boundaries of each site.

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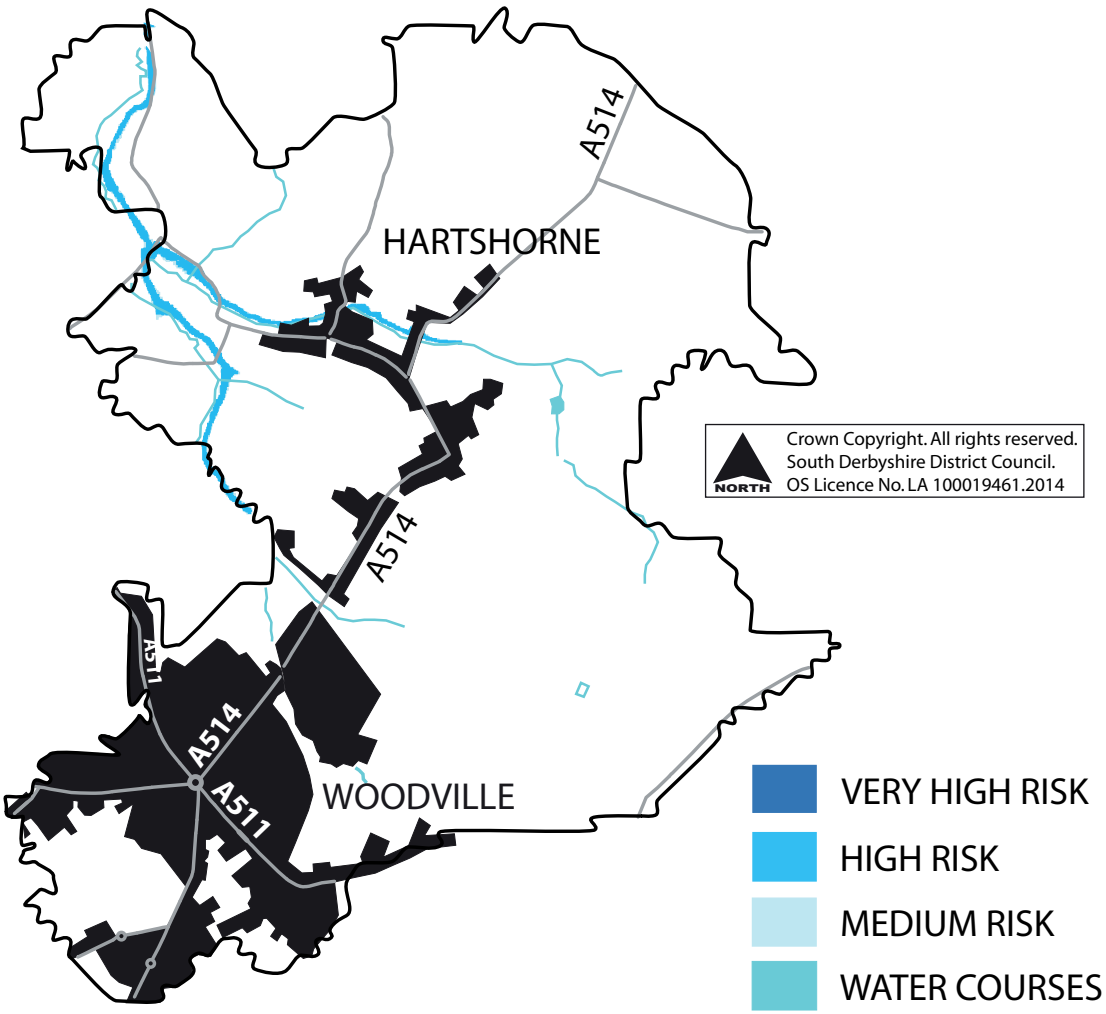
11 WOODVILLE Area

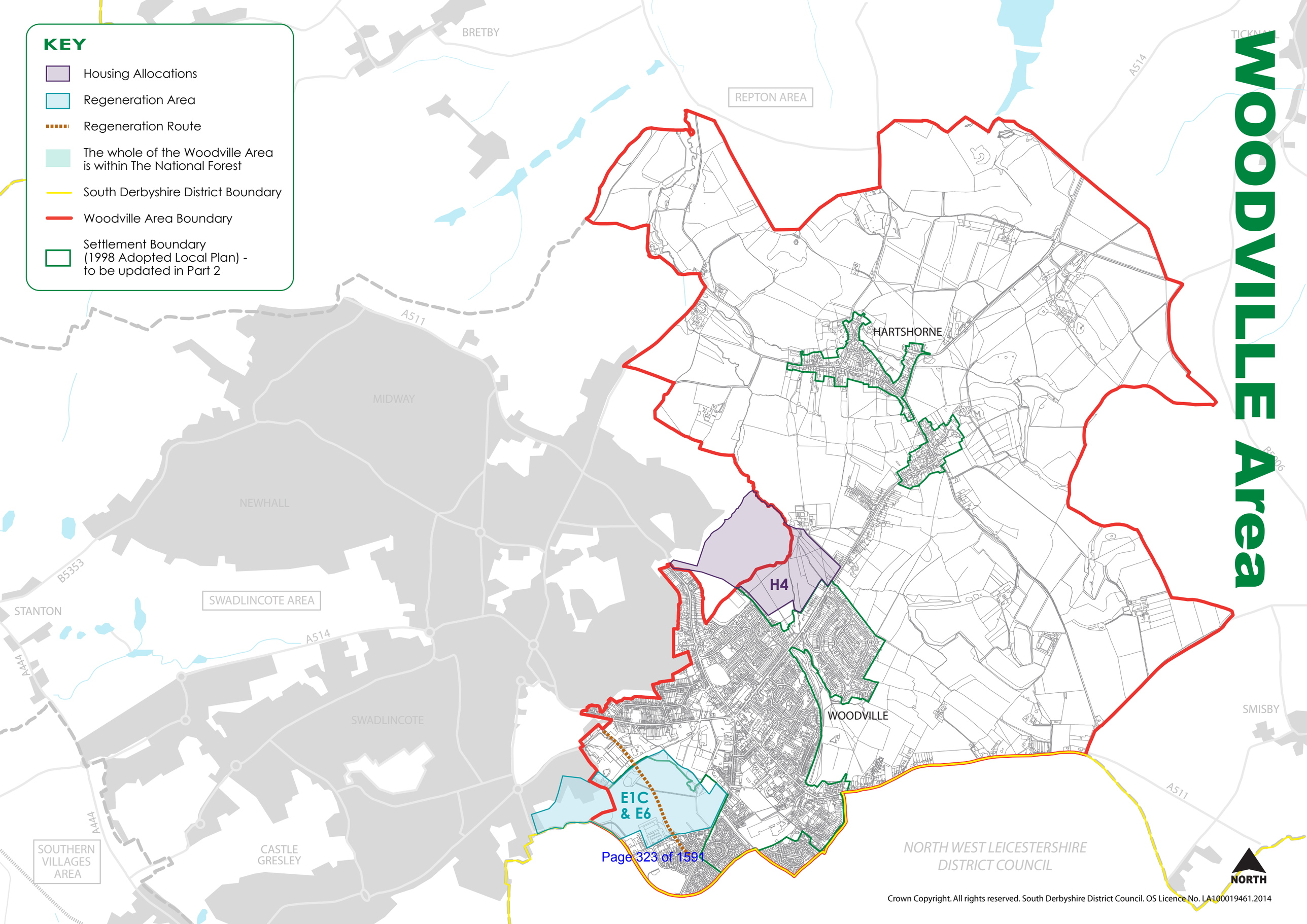
WOODVILLE Area

HOUSING POLICY	HOUSING SITE
H4	Land at Broomy Farm, Woodville
EMPLOYMENT POLICY	EMPLOYMENT SITE
E1C & E6	Woodville Regeneration Area

FLOOD RISK



WOODVILLE Area



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Appendix G

South Derbyshire District Council
Community and Planning Services

Additional Modifications to South Derbyshire Submission Local Plan Part 1

May 2016

South Derbyshire Changing for the better

This document details the Councils additional modifications to South Derbyshire's Submission Local Plan. The additional modifications are listed in the order they appear in the Pre-Submission version of the Plan, with the exception of the policy maps which are grouped towards the end of the table. For each amendment, information on the proposed change and the reason for the change is given.

Modifications proposed are shown in bold and underlined, where text is proposed for removal it has been struck through, and any comments are in italics.

- **Insertion of text**
- ~~Removal of text~~
- *For information*

Additional Modifications

Updates to paragraph numbers are not included within the modifications table, however will be made to reflect the proposed changes within this modifications document and will run in chronological order.

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and **underlined**, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
Front Cover					
M1	N/A	N/A	South Derbyshire ~~Pre- Submission~~ Local Plan Part 1	To update the Plan	SDDC
Contents					
M2	N/A	N/A	Policy S1: ~~Strategic~~ **Sustainable** Growth Strategy	Typo	SDDC
M3	N/A	N/A	5 Housing ~~Policy~~	Typo and minor change for consistency	SDDC
M4	N/A	N/A	8 Built and Natural ~~Landscape~~ **Environment**	Typo and minor change for consistency	SDDC
M5	After contents page	About this consultation and Consultation Period	*Deletion of page*	The page is in regards to the Pre-Submission Local Plan Part 1 Consultation which is no longer relevant	SDDC
Chapter 1: Introduction					
M6	3	1.15	It is the intention of the Council to write supplementary planning documents (SPD's) on topic~~'~~s that require further detailed information beyond that in the Local Plan policies. These will cover: Design**: Guidance for assessing and proposing all types of development**	Typo and to improve clarity	National Trust (052/5223)

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
			Car Parking Standards**: Guidance on car parking standards and requirements on all developments** Cycling & Greenway**: Guidance and proposals on strategic multiuser routes for walkers, cyclists, horse riders and those with mobility difficulties.**		
M7	5	1.20	*Insert the following explanation about Draft Local Plan and Pre Submission Local Plan Consultations, after the explanation about the Preferred Growth Strategy consultation:* **DRAFT LOCAL PLAN PART 1 2013** **The Draft Local Plan Part 1 sets out Housing and Employment provision required across the District up to 2028, together with Strategic and Development Management Policies. The consultation also included the Draft Sustainability Appraisal, Draft Consultation Statement and Draft Infrastructure Plan.** **The Sustainability Appraisal assesses the likely significant social, economic and environmental effects of all the reasonable options we have considered, including the preferred strategy and policies. Produced alongside it was a Habitats Regulation Assessment (HRA).**	Change for consistency and to explain the content of Local Plan accompanying documents	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
			The Infrastructure Delivery Plan sets out the infrastructure that is required across the District in order to help accommodate the growth of the District up to 2028. **The Consultation Statement sets out the consultation we have undertaken, how we undertook it and a gives a summary of the responses received and how they have been considered for each stage of the Local Plan process.** **PRE-SUBMISSION LOCAL PLAN 2014** **Following the consultation on the Draft Local Plan Part 1, the necessary changes were made and the Pre-Submission Local Plan Part 1 consulted upon. The accompanying documents (including the Sustainability Appraisal, the Infrastructure Delivery Plan and the Consultation Statement) were also updated where required. Representations made during this consultation were regarding soundness or legal and procedural compliance, including whether the Plan was in conformity with the Duty to Co-operate.**		
M8	5	1.22-1.25	**1.22 The Sustainability Appraisal, (and associated Habitat Regulations Screening Assessment), Consultation Statement and**	Paragraph 1.22 rewritten due to reference to Pre-Submission Consultation and	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
			Infrastructure Delivery Plan were consulted upon in later consultations. In order to ensure that the objectives and targets included in the Plan are met , it is important to monitor the performance of Plan policies. We have identified a range of indicators which are set out in the Implementation and Monitoring table. These indicators include measurable targets which if not achieved will trigger further action to enhance plan performance. A monitoring report will be published each year that measures progress against the indicators. ~~1.23 The Sustainability Appraisal assesses the likely significant social, economic and environmental effects of all the reasonable options we have considered, including the preferred strategy and policies. Produced alongside it was a Habitats Regulation Assessment (HRA).~~ ~~1.24 The Infrastructure Delivery Plan sets out the infrastructure that is required across the District in order to help accommodate the growth of the District up to 2028.~~ ~~1.25 The Consultation Statement sets out the consultation we have undertaken, how we undertook it and a gives a summary of the~~	paragraphs 1.23-1.25 have moved position within the Local Plan	

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
			~~responses received and how they have been considered for each stage of the Local Plan process.~~		
Chapter 4: Spatial Strategy – A Plan for Growth					
M9	15	4.5	The NPPF makes clear the Government's intention to increase the number of homes built and that Local Plans should be prepared in order to meet objectively assessed **housing** needs. **Objectively assessed housing need is essentially the number of homes required within a period of time and in order to calculate it requires an understanding of the population trends and projections, household growth (including migration), workforce and economic needs and existing housing stock. The starting point for estimating household need is CLG household projections, which is recognised by the NPPG.** ~~with sufficient flexibility to adapt to rapid change whilst reviewing any adverse impact doing so would have.~~	Clarity	SDDC
M10	18	S2	When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to seek solutions, which mean that proposals secure development	Typos (two comma insertions)	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
			that improves the economic, social and environmental conditions in the area. Planning applications received by the Council that accord with the policies in the Local Plan Part 1 & 2 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise - taking into account whether: i) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the national planning policy framework taken ii) as a whole; or ii) specific policies in that framework indicate that development should be restricted.		

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
M11	18	4.15	In 2010 the Government announced the need for an industry led examination of housing standards, to find a way to simplify them. Through ~~its review if housing standards in 2013, the Government is seeking to restrict local planning authorities from setting higher standards than are set out in building regulations in respect of the technical or functional performance of new buildings. As part of this review the government is also seeking to wind down the use of the code of sustainable homes.~~ **this review the Government has acknowledged that it is not always possible or desirable to require a single national standard for all new development, and that local discretion is, in some circumstances, necessary. The Housing Standards Review proposed the introduction of new powers in the Building Act which will enable different levels of performance where these are necessary to meet certain local circumstances. As part of the review the Government has also deleted the Code for Sustainable Homes.**	Change to update policy	SDDC
M12	19	4.16	However, the ~~g~~**G**overnment's proposed approach to housing standards does not restrict developers from bringing forward, or adopting their own voluntary standards to ensure that new developments are sustainable and	Change to update policy	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
			contribute to the delivery of sustainable homes and businesses.		
M13	19	S3	The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the ~~delivery of the~~ ~~g~~**G**overnments ~~'nationally described standard set' under the planning policy framework and by working collaboratively with developers, or other organisations wishing to bring their own environmental or social sustainability standards to market for utilisation on a voluntary basis.~~ **drive towards improved housing standards including in respect of access, space standards, security, water and external waste storage where specific justification exists for seeking higher standards locally than set out in Building Regulations**. **The Council will work collaboratively with developers, and other organisations wishing to bring their own environmental or social sustainability standards to market for utilisation on a voluntary basis.** ~~The Council supports the progression towards zero carbon development.~~ ~~In order to meet targets for zero carbon development the Council will encourage~~	Change to update policy Change to reflect Government Policy	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
			~~developers to maximise carbon reductions on site. However, where it is not achievable the Council will support the use of 'allowable solutions'.~~		
M14	19	4.17	~~Nonetheless, t~~**The** environmental performance of new buildings is not determined solely by the technical specification of the building itself. Other factors such as site wide infrastructure delivery (such as the integration of sustainable drainage systems), or the delivery of biodiversity gain on site could make a meaningful contribution to improving the quality and environmental performance of individual buildings. **The Plan as a whole seeks to ensure that development delivers sustainable development at the building and site scale to ensure the delivery of homes fit for the future.**	For clarity	SDDC
M15	19-20	4.18	~~The Government has defined that the definition of zero carbon will be set at 70% of regulated emissions. A combination of fabric improvements to the building's structure (such as improvements to insulation and air tightness), to make homes more energy efficient, and renewable technologies will be used to reduce carbon emissions on site. Where these measures which together are known as carbon compliance measures, fail to reduce regulated emissions to the extent required by~~	Deletion due to change in Government Policy	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and <u>underlined</u>, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
			~~the building regulations there will be a mechanism to allow developers to make a payment to an "allowable solutions" provider that will reduce emissions elsewhere.~~		
		4.19	~~Allowable Solutions are a new concept. It is currently expected that the developer will make a payment to an Allowable Solutions provider, who will take the responsibility and liability for ensuring that Allowable Solutions, which may be small to large-scale carbon-saving projects, deliver the required emissions reductions. Allowable Solutions are central to the overall policy of ensuring that achieving zero carbon is affordable, hence the per unit of carbon saved is likely to be set cheaper than Carbon Compliance measures capable of delivering similar carbon savings on site.~~		
		4.20	~~Allowable solutions are likely to be a key component of the Government's drive to secure zero carbon homes and commercial buildings. Allowable solutions could consist of:~~ ~~· On-site measures (but not duplicating compliance measures)~~ ~~· Near-site measures (within the Planning Authority area within which a specific development is built)~~ ~~· Off-site measures (outside the Planning Authority area within~~		

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
			~~which a specific development is built)~~		
		4.21	~~It is expected that Carbon Compliance and Allowable Solutions measures will both be needed to meet the zero carbon Building Regulations in 2016, and each will need to be submitted, checked and verified as part of Building Control approval and are likely to be controlled by a regulatory regime other than planning.~~		
		4.22	~~The Council accepts that this is a complex and quickly evolving area of policy and will provide further information through the Design SPD. This support getting to grips with the concept of 'allowable solutions' and providing a directory of local and national providers.~~		
M16	20	4.23	The Localism Act and the NPPF introduce a requirement for local authorities to plan on a larger than local scale under the statutory Duty to Co-operate. This means that adjoining councils should work together to meet the development needs collectively of the area, particularly where these needs cannot be wholly met within the local authority area. **As part of the Derby HMA** ~~As stated earlier~~ South Derbyshire has worked in an aligned manner with Derby City and Amber Valley Borough Council since 2009.		

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M17	22	4.29	The proposed distribution reflects the fact that the least constrained options for physical extensions to Derby predominately**, but not entirely,** lie in South Derbyshire. The distribution also reflects that Amber Valley has many constraints including the Derwent Valley World Heritage Site and Green Belt surrounding their Market Towns though does have a significant development opportunity at Cinderhill, near Denby.	Change for clarity	SDDC
M18	22	4.30	The proposed distribution also reflects the fact that the amount of growth proposed in Amber Valley ~~is somewhat higher than the adjusted trend projection as otherwise that Borough would be planning for virtually no~~ **plans for** employment growth **as opposed to virtually none** at all.	Change for clarity	SDDC
M19	22	4.32	Allowance is also made for estimated future losses of existing dwelling stock of over ~~150~~ **200** dwellings between 2011 and 2028.		
M20	22	4.33	~~In particular, a substantial amount of dwellings already have planning permission on three large sites adjoining Derby following a conjoined Public Enquiry in 2008 and also at former Drakelow Power Station site.~~	Out of date	SDDC
M21	23	4.35	Despite the recent global economic downturn, many headline economic indicators, such as	Typo	SDDC

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			unemployment and economic activity, remain positive. However, pockets of deprivation persist both in urban and rural parts of the District~~,~~. The population of the southern parishes generally has lower levels of educational achievement and skills than that of the northern parishes and whilst the north of the District has benefited from good communications and the creation of new employment along the A50 corridor, progress in the south of the District has been slower. However, the presence of The National Forest in the south of the District has assisted greatly in the improvement of the local environment and thus the attraction of investment and expansion of the visitor economy. Likewise recent large scale public and private sector investment in Swadlincote town centre has greatly enhanced and expanded the town's retail core.		
M22	23	4.39	~~The Local Enterprise Partnership, known as D2N2, encompasses Derby, Derbyshire, Nottingham and Nottinghamshire areas. The vision of D2N2 is to make the area more prosperous, better connected and increasingly competitive and resilient. In realising this vision, D2N2 has identified a goal of creating 55,000 new jobs by 2023. The LEP will focus on advanced transport manufacturing, medical/bio-science, food and drink~~	To explain the LEP strategy, which was submitted to Government after the Pre-submission Local Plan was made available for consultation.	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
			~~manufacturing, construction, the visitor economy and low carbon goods/services. Most of these sectors are already well represented in South Derbyshire.~~ **The Local Enterprise Partnership (LEP), D2N2, covers Derbyshire and Nottinghamshire. Its Strategic Economic Plan makes the case for Government funding from the Single Local Growth Fund to help meet its objectives. This will be combined with EU and local funding, from the public and private sectors.** **The vision of the LEP is to make the area more prosperous, better connected and increasingly competitive and resilient. In realising this vision, the LEP will focus on transport manufacturing, life sciences, food and drink manufacturing, construction, the visitor economy, low carbon goods and services, transport and logistics and creative industries.** **The Strategic Economic Plan aims to create 55,000 jobs between 2013 and 2023. A range of measures is proposed to assist in achieving this. In regard to land use related activity, the Plan seeks to ensure the provision of sites and premises both to allow indigenous businesses to grow and to attract inward investment. It also seeks the provision of transport and**		

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			broadband infrastructure to support growth and to accelerate the delivery of housing, which is seen as an important component of economic growth. The delivery of commercial and residential development will be partly achieved by helping partners to address constraints to implementation. **Priority actions will include the development of Infinity Park at Sinfin Moor in Derby, which will focus on advanced engineering sectors, including aerospace, rail and automotive manufacturing. The South Derby Integrated Transport Link, flood alleviation, and other infrastructure works will assist in the delivery of employment space, information and communication technology, business and technology support.** **There will also be place-based projects to help deliver key sites through targeted access and other infrastructure measures. These will include the Woodville - Swadlincote Regeneration Route, aimed at assisting in the delivery of development at Occupation Lane in Woodville, and other strategic connectivity interventions to bring forward employment land in the southern Derby area. It also identifies infrastructure to unlock strategic growth opportunities in the wider Derby area,**		

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			including access to the proposed Drakelow Park development. **In regard to tourism and leisure across the LEP area as a whole, the Plan identifies a need for capital investment in visitor attractions.**		
M23	24	Title above 4.41	~~South Derbyshire's Economic Strategy~~	Remove title for consistency	SDDC
M24	24	4.41	~~The Councils'~~ **South Derbyshire's** economic vision is:	For clarity	SDDC
M25	25	4.45	The "Derby HMA Employment Land Review: Forecasts Update" provides the starting point for calculating the overall employment land requirement. This updates demand forecasts set out in the Derby Housing Market Area Employment Land Review, published in 2008, taking account of economic changes and population growth assumptions using a range of forecast approaches It is considered by the HMA authorities that the most appropriate methodology for determining the overall employment land requirement for the HMA is the "policy-on labour supply scenario". This takes ONS figures for jobs growth in the area and adjusts them to take account of the HMA housing growth target~~, which implies growth in the number of residents in work by 21,300 over the period 2008-2028. The Employment policy can be seen at Policy E1~~.	To provide clarity	SDDC
M26	26	4.51	Growing reliance upon the private car has given	Typo	SDDC

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			rise to highway congestion; increased air pollution; reduced physical activity; community severance and other detrimental impacts. The NPPF ~~in~~ indicates that planning should seek to reduce the need to travel and encourage modal shift away from the use of cars and heavy good vehicles towards public transport, cycling, walking and rail freight. The objectives of transport policy are to support economic growth and reductions in greenhouse gas emissions and congestion.		
M27	27	S6	**A** The Council will seek to:	Formatting error	SDDC
		S6	**B** This will be achieved by seeking:	Formatting error	SDDC
		S6 'B' ii)	the provision of new or enhanced walking, cycling, public transport and rail freight services and infrastructure and, where needs cannot be met by the aforementioned means, highways and car/lorry parking infrastructure; and	Typo (comma insertion)	SDDC
M28	29	S8 i)	a triangular parcel of land measuring around 12.5 hectares immediately to the east of the A6 and south west of Thulston, will be included within the Green Belt	Typo (comma insertion)	SDDC
		S8	In addition, Green Belt boundaries will be reviewed through the Local Plan Part 2, to amend any existing anomalies since the adoption of the Green Belt.	Typo (comma insertion)	SDDC
M29	29	4.63	The southern part of the Nottingham-Derby Green Belt lies within South Derbyshire's administrative boundary and covers the north east corner of the District, covering the villages	Typo (comma insertion)	SDDC

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			of Elvaston, Thulston, Ambaston and to the edge of Shardlow.		
M30	30	4.67	The Study concluded that there may be opportunity to amend the Green Belt boundary specifically in the Boulton Moor area, due to the construction of the A50 and A6. The Study states that these roads now form a physical feature on the landscape and an area bounded by London Road and the A6 spur appears landlocked and no longer contributes to the openness of the Green Belt. In addition, an area of land south west of Thulston now appears to perform a Green Belt role and could be incorporated into it.	Typo (comma insertion)	SDDC
M31	30	4.69	In addition, the NPPF seeks to enhance the beneficial use of the Green Belt.	Typo (comma insertion)	SDDC
Chapter 5: Housing					
M32	33	5.1	The scale and distribution of housing growth within the District **from 2011** to 2028 is a key policy area, with resulting implications for other policy areas in the Local Plan. As a fast growing District, housing in South Derbyshire is in high demand and the policies below seek to ensure that new housing is delivered whilst balancing the needs of existing and future residents in terms of accessibility to jobs and services.	Clarity on plan period	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as ~~struck through~~, additional text shown in **bold** and underlined, SDDC comments shown in *italics*).	Reasons for modification	Source of modification (including representation no. if applicable)
M33	33	5.2	The housing site policies within this chapter include site specific requirements, individual to the particular site to which the policy refers. Each housing site allocation included in this Local Plan will be subject to the **normal process of** granting of planning permission and the necessary conditions and planning obligations. ~~As such, w~~**W**hilst **not all possible** contributions ~~to~~ **are listed**, ~~for example, primary and secondary school provision are not listed~~ in the specifics of a policy, such contributions **as education, transport and health** would be expected, as would be the case for any such planning application, whether the site be allocated in the Local Plan or not.	Change for clarity	SDDC
M34	33	5.3	Each of the housing site allocations are shown on a map alongside the policy. The site ~~area of each allocation as~~ **boundary** indicated on the maps illustrates the full site, not just the developable area. As such landscaping, additional buffers, open space and roads will be included within the site area shown.	Change for clarity	SDDC
M35	33	Add additional paragraph following paragraph 5.3	**It is a requirement of the NPPF that the expected supply of market and affordable housing is set out in a housing trajectory for the plan period. In order that this can be kept up to date, it will be published in a housing supply paper rather than as part of this Plan.**	Change for clarity	SDDC

M36	35	5.9	In general, our transport assessment work indicates that road congestion around the City is a key issue, and it will be important to mitigate the effects of development so far as possible. Although development in all locations poses problems in this regard, there is greater potential for serving major new development by a choice of modes of transport, **particularly** to the south and south east of the City. Bus patronage in particular appears to be much more difficult to achieve on sites to the west of the A38.	Change for clarity	SDDC
M37	36	5.13	School Place planning work undertaken jointly with Derbyshire County Council and Derby City Education Authorities and also local schools shows that at least one new secondary school **is required.** ~~with a capacity of up to around 2,000 pupils or 2 smaller schools of up to 1,000 pupils will be needed within the Plan Period.~~ The Council's work with the County and City is on-going and potential locations are in the process of being filtered down to the most appropriate location ~~or locations~~. Funding options are also being considered. The location of the new secondary school will be identified in the Local Plan Part 2. Information will be updated through the Education position paper on the Council's website.	To reflect updated position.	SDDC

M38	36	5.15	Development to the south and south east of the City is also capable of being contained within firm southerly defensible boundaries offered by the A50 where the landscape is better able to accommodate major development, in contrast to **some** areas further west which would result in more obvious intrusions into attractive open countryside.	Change for clarity	SDDC
M39	37	5.17	The overall strategy for the distribution of housing **for the period of this Plan is led by allocations that will be made through both parts of the Plan.** ~~is guided by a Settlement Hierarchy.~~ **However, it is accepted and in line with the NPPF that other sites will need to be considered throughout the lifetime of the Plan and Policy H1 will ensure that development is directed towards the more sustainable settlements.** ~~The Settlement Hierarchy provides a greater degree of specificity to the location of future housing supply for the strategic sites in Part 1, the small site allocations in Part 2 and for future windfall planning applications. This has been informed by a comprehensive assessment of all settlements together with other potential development locations throughout the District, and their capacity to accommodate development by virtue of the range of services and facilities they offer.~~	Change for clarity	SDDC
M40		H1 A	*Linton village has moved from a Local Service Village to a Key Service Village following a*	Change following a recent planning inquiry.	SDDC

			recent planning inquiry.		
M41	39	5.23	Access to the site will be off William Nadin Way for the parcel~~s~~ of land to the east of the site and Park Road for the other two parcels of land to the north east and ~~east~~ **west** of the site. **The site is likely to be phased with the largest parcel of land, to the east of the site, to come forward first.**	Typo and Change for clarity	SDDC Grasscroft Homes and Properties Ltd (105/5420)
M42	50	5.34	The site relates well to the existing urban area of Burton **upon** Trent. The development will be phased and it is crucial that a comprehensive approach to **the** delivery of the site is undertaken to ensure that infrastructure is delivered at the right time.	Typos	SDDC
M43	50	H6 B iv)	The provision of one or two local retail centres commensurate with the size of **the** development, to provide for **the** day to day needs of the wider neighbourhood. The local centres should be the focal points within the development as a whole;	Typo	SDDC
M44	52	5.37	The site is predominantly used as an employment site for storage purposes and was allocated in the adopted Local Plan (1998) for industrial and business~~es~~ use redevelopment.	Typo	SDDC
M45	52	5.38	Parts of the site currently lie~~s~~ within areas at **a** higher risk of flooding**,** although works around Scropton, Hatton and Egginton will redefine the actual flood risk locally.	Typos (including comma insertion)	SDDC
M46	53	H7 B (vi)	Retain existing woodland and deliver additional planting and habitat creation to screen the site from the south and west**,** with these areas being opened up for public access wherever possible;	Typo (comma insertion)	SDDC

		H7 B (vii)	Development should reflect the location of Egginton Junction Gravel Pit County Wildlife Site and should**,** where possible enhance nature conservation interests of that site;	Typo (comma insertion)	SDDC
M47	55	5.41	~~Carful~~ **Careful** design of the site will ensure that housing development reflects the character of ~~the~~ Aston on Trent, the surrounding landscape and any potential impact on the County Wildlife Site.	Typos	SDDC
M48	55	H8 B (vi)	High quality pedestrian and cycle links within the site and connecting to adjacent development**;**	Typo	SDDC
M49	57	5.44	Repton is rural in nature and rich in character. There is archaeological potential and a pillbox **(non-designated heritage asset)** on the site. There are no **designated** historic assets on the site, but there are a number of Listed Buildings close by and Repton Conservation Area lies to the east of the site.	For clarification that there is no designated heritage assets on the site.	SDDC
M50	63	5.53	~~The site will be accessed of Derby Road and /or through the existing Salt Box Café access on Station Road.~~ **The site will be accessed from Derby Road and /or appropriate access off Station Road. However development of a new access to serve the manufacturing site to the south will provide a wider community benefit by removing some of the HGV traffic on Station Road.**	Minor change for clarity	Savills (036/5180/5181/ 5182) Severn Trent (051/5219) Nestle UK (010/5033) SDDC

M51	64	H11 B vi)	~~Consideration will be given to the provision of a combined access to the site and to a large manufacturing plant in Hatton;~~ **Ensure the provision of a combined access to the site and to a large manufacturing plant and nearby sewage treatment works. New road infrastructure should be designed to reflect and protect the amenity of existing and proposed residential properties;**	Minor change for clarity	SDDC Nestle UK (010/5033) Severn Trent (051/5219)
		H11 B ix)	**Consideration of** ~~Protection of~~ heritage assets in the area.	To reflect most up to date evidence	SDDC Savills 036/5178
M52	66	H12 A	Residential development on land at Highfields Farm for up to ~~1,200~~ **1,041** dwellings	To reflect most up to date information	SDDC
M53	68	5.58	Land at Boulton Moor will provide 2,750 dwellings over the lifetime of the ~~p~~**P**lan. There will be 1,058 dwellings located at Boulton Moor Phase 1 (this was granted planning permission through the Conjoined ~~E~~**I**nquiry in 2008) and 700 and 190 dwellings at Boulton Moor Phase 2 and Boulton Moor Phase 3 **respectively,** all within South Derbyshire's administrative boundary.	Typos (including comma insertion)	SDDC
M54	68	5.59	As previously stated**,** Boulton Moor Phase 1 was granted planning permission in 2008. When consented, consideration was given to the infrastructure requirements of phases 1 and 2. Due to the addition of Boulton Moor Phase 3 and Snelsmoor Grange within in Derby City (an additional 990 dwellings), it is important that infrastructure and mitigation packages are reviewed and optimised as appropriate**,** in light of the larger scale urban expansion now being proposed.	Typo (two comma insertions)	SDDC

M55	68-70	H13 B i)	That South Derbyshire District Council, Derby City and developers continue to work together to ensure that the proposals offer a holistic vision for ~~a new suburb~~ **an urban extension** which is delivered in a comprehensive manner across the local authority boundaries. Delivery mechanisms will need to be established to ensure ~~that~~ the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;	Typo and change for consistency	SDDC 106/5438 (Barton Willmore)
		H13 B iv)	A cross boundary approach **to** the provision of affordable housing shall be developed/undertaken;	Typo	SDDC
		H13 B vi)	The provision of sustainable transport measures, including contributions to the delivery of a new park and ride and bus service to serve ~~this~~ the wider urban extension site;	Typo	SDDC
		H13 B viii)	~~Cross boundary f~~ **F**lood mitigation measures~~,~~ to address fluvial~~;~~ and surface water issues relating to Thulston Brook watercourse and ground water levels;	Minor change for clarity	SDDC 106/5438 (Barton Willmore)
		H13 B ix)	~~A cross boundary~~ **An appropriate** flood risk assessment shall be submitted with any application;	Minor change for clarity	SDDC 106/5438 (Barton Willmore)
		H13 B xiii)	A new district centre shall be provided, anchored by a ~~small/medium sized~~ supermarket complemented by a range of smaller units providing for day to day needs of the wider neighbourhood;	Minor change to improve flexibility of policy	106/5438 (Barton Willmore) SDDC
		H13 B xiv)	The scale of the anchor store will **be** commensurate with the needs of the new community, the level of growth anticipated and the need to maintain the vitality and viability of	Typo	SDDC

			other centres.		
		H13 B xv)	The provision of **a** two form entry primary school to cover phases 1 and 2, with separate primary provision to serve the site in Derby;	Typo (including comma insertion)	SDDC
		H13 B xvi)	The urban extension as a whole shall ~~not adversely impact upon~~ **protect and enhance** ~~the setting of nearby~~ Elvaston ~~Historic~~ **Registered** Park and Garden **(including its settlement),** ~~and~~ other heritage assets~~,~~ and will contribute towards softening the settlement edge around Boulton Moor;	Changes ensure compliance with the NPPF.	Statement of Common Ground signed between English Heritage and SDDC – SD/EX/19
		H13 B xviii)	~~Developer contributions to be made towards improvements to the A50/A514 and A50/A38 junctions~~ **In order** to safeguard the operation of the Strategic Road Network~~.~~ **an assessment of the impact of development traffic will be carried out and developer contributions will be sought.**	Minor modification for clarity	SDDC 106/5438 (Barton Willmore)
M56	72	H14 B ii)	Consideration should be given to some retail development on the site that is commensurate to the size of development and surrounding area, but does not affect the viability and vitality of existing retail in the area;	Typo (comma insertion)	SDDC
		H14 B iii)	Developer contributions **are** to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;	Typos	SDDC
M57	74	5.64	The site~~s~~ lies on the southern edge of the built up area of Derby, extending southwards from the Stenson Fields estate to the A50.	Typos	SDDC
M58	74	5.66	The site is in a good location in relation to access to services and facilities, with close proximity to public transport and the Sinfin	Typo (comma insertion)	SDDC

			District Centre.		
M59	74-75	H15 B ii)	Developer contributions **are** to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;	Typo	SDDC
		H15 B v)	High quality pedestrian and cycle links should be provided across the site and to the nearby residential, retail~~,~~ **and** employment developments ~~and~~ **together with** recreational areas;	Typo and minor change for clarity	SDDC
		H15 B vii)	A new on-site local shopping centre shall be provided which should be commensurate in size to the needs of the community, taking into account the surrounding retail provision available.	Typo (comma insertion)	SDDC
M60	77	H16 B i)	The south and west boundary of the site will require a green buffer and landscaping, to help soften the housing development against the rural landscape and create a new defensible boundary;	Typo (comma insertion)	SDDC
		H16 B ii)	~~An a~~ **A**ppropriate sound attenuation/noise mitigation from the railway line to the east of the site shall be provided.	Typo	SDDC
		H16 B iv)	Developer contributions **are** to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.	Typo	SDDC
M61	79	H17 A	Residential development on the Land at Holmleigh Way will provide for around ~~150~~ **120** dwellings within South Derbyshire.	Update	SDDC
		H17 B iii)	Avoidance of areas of flood risk ~~on site~~ to the north and south of the site due to Cuttle Brook;	Minor change for clarity	SDDC
		H17 B vii)	Developer contributions **are** to be made	Typo	SDDC

			towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.		
M62	81	5.73	The site~~s~~ offers an opportunity to deliver a sustainable urban extension along with land in Derby City, as the site is South Derbyshire alone is not sustainable. As such, the site will only be developed subject to Derby City Council allocating the adjacent land for housing in their Local Plan ~~– at time of the writing a decision on allocation had not been made~~.	Minor change to update paragraph.	SDDC
M63	81	5.74	The Highways Agency had previously stated concerns regarding any development to the west of Derby due to the impact it would have on the A38. Since our Preferred Growth Strategy consultation, the Government have announced its intention to support Highways Agency schemes including improvements to the A38 junctions, subject to value for money and viability considerations.	Typo (two comma insertions)	SDDC
M64	81	5.75	The site **only** being developed ~~only~~ in combination with the Derby City site allows for a more sustainable site to be developed; ~~where~~ better services and facilities can be provided that either site alone cannot provide. The site will also offer potential local highways improvements, better linkages across the Mickleover to Egginton Greenway and additional primary school provision which will benefit new and the existing residents of Mickleover. **Some elements of the policy listed below may be provided on the Derby City site but for completeness, they are all listed.**	Typo and minor changes for clarity	SDDC 095/5366 (Miller Homes)

M65	82	H18 B iv)	The site should provide high quality links into the existing cycle route, rights of ways and also the residential area to the south through a pedestrian/cycle bridge provided across the Mickleover to Egginton Greenway**, which is likely to be in Derby City**. The Greenway is a local wildlife site whose nature conservation interest should be protected and links maintained with the surrounding green infrastructure network;	Typo and minor change for clarity	SDDC 095/5366 (Miller Homes)
		H18 B v)	Development in South Derbyshire should connect to any housing development or housing allocation to **the** east of the site within Derby City;	Typo	SDDC
		H18 B vi)	The development should embrace high design standards that reflect the rural landscape beyond the site**,** particularly along Radbourne Lane and to the west of the site within South Derbyshire;	Typo (comma insertion)	SDDC
		H18 B viii)	A new local centre on site to help meet~~s~~ the needs of the site;	Typo	SDDC
		H18 B ix)	Improvements to the junction ~~if the~~ **of** Station Road and Radbourne Lane;	Typo	SDDC
M66	84	H19 E	The Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the ageing population of the District. ~~Further detailed information on this will be in the Design SPD.~~	The removal of this sentence from the policy and the addition of further detail regarding SPD in Para 1.15 is intended to improve clarity	Home Builders Federation (052/5223)

M67	85	H20 B ii)	The viability of any proposed scheme which will be assessed ~~though~~ **through** independent viability assessments;	Typo	SDDC
		H20 C (iv)	the development is in a scale relative to the settlement size and facilities available particularly public transport and does not have any **unacceptable** adverse impacts on the natural and built environment.	To better conform with national policy	Planning and Design Group on behalf of Hallam Land Management (113/ 5511)
M68	86	5.81	~~It is not the purpose of the SHMA to suggest what an affordable housing target should be but it does consider that across the HMA in the plan period it is likely that on average 25% affordable housing will be achievable. This obviously means that some of the backlog needs to be met and some sites will of course provide much than the suggested average of 25%.~~	Removed completely as added no clarity.	SDDC
Chapter 6: Employment and the Economy					
M69	89	E1	*Title:* Strategic Employment Land Allocations **2011 – 2028** *Amend table as follows:* Policy No / Location / Area (ha) NEW LAND E1A / Cadley Hill, Swadlincote / ~~8~~ **3** E1B / Hilton / 7 E1C / Woodville Regeneration / 12	To reflect the most up to date evidence	SDDC

			Area		
			COMMITTED LAND		
			E1D	Tetron Point	8.08
			E1E	Dove Valley Business Park	19.27
			E1F	Former Drakelow Power Station	12
			E1G	**Cadley Hill, Swadlincote**	**5**
M70	89	6.4	In the Swadlincote urban area new land at Cadley Hill (~~8~~ **3** ha) and the Woodville Regeneration Area (12 ha). The extent of the latter is subject to securing public infrastructure funding toward the development of the proposed Swadlincote Regeneration Route which will have a bearing on the mix of uses on the site.	To reflect the most up to date evidence	SDDC
M71	95	6.11	Further land has been allocated for employment-led regeneration ~~at~~ **on a regeneration site in** Woodville~~, although it is currently unclear what the overall mix of uses is likely to be~~ (see Policy ~~SD9~~ **E6**).	Typo and minor change for simplicity	SDDC
M72	95	6.13	The South Derbyshire Economic Development Strategy identifies a shortage of start-up and grow-on business accommodation in the District. To help meet this need, conditions will be attached to future planning consents for development of the strategic employment sites at Hilton, ~~the former Drakelow Power Station~~, Cadley Hill, ~~Tetron Point~~ **Dove Valley Park** and the Woodville Regeneration Area requiring the	To accurately reflect the content of policy E1	SDDC

			provision of an element of smaller units of up to 100m2 in size and "grow-on" units of up to 500m2 in size, and/or small, serviced plots allowing owner occupiers to develop bespoke accommodation to meet their needs. Such provision will help support the establishment, expansion and retention of businesses within the District. As a minimum, ten percent of the land/floorspace within the total area of each site should be developed for these purposes.		
M73	100	E6	~~A~~ Woodville Regeneration Area is protected for employment ~~lead~~**led** redevelopment, supported by the Woodville-Swadlincote Regeneration Route, to enable the economic, social and environmental regeneration of Woodville and Swadlincote.	Typo	SDDC
M74	100	6.33	Regeneration of this site could also contribute towards enhancing the existing urban environment in Woodville, providing new and improved green spaces, community facilities and tree planting, reflecting its key location in the Heart of The National Forest. **To help ensure that proposals contribute toward meeting economic needs, the Council will endeavour to secure the timely completion of industrial and business development on the site.**	Minor change for clarity	SDDC
Chapter 7: Sustainable Development					
M75	102	7.6	A key objective of the South Derbyshire Local Plan is to sustainably manage growth so that it avoids harmful effects on the amenity of existing and future occupiers and ~~to~~ nearby	Typo	SDDC

			properties.		
M76	105	7.15	New development should minimise the risk of flooding to people, property and the ~~E~~environment.	Typo	SDDC
M77	105	SD3 A ii)	Supporting activities by the Water Companies to reduce demand for water and in turn supress sewerage and discharge effluent volumes by ensuring that water consumption is no more than 110 litres per person per day (including external water use) as estimated using the Water Calculator methodology[1] or all water fittings do not exceed the performance set out in ~~t~~Table ~~XX~~5 below;	Incorrect reference number to the subsequent table included in the text	SDDC
		SD3 A iii)	Working with the County Council (as ~~l~~Lead Local Flood Authority ~~and SUDS Approval Body)~~ **or other appropriate body)**, to ensure new developments incorporate sustainable drainage schemes that reduce the demand for potable water supplies and mimic natural drainage, wherever practicable. In bringing forward SUDS, as a means of managing surface water run-off, developers will be expected to design schemes to improve river water quality and reduc~~ing~~e pressure on local drainage infrastructure and deliver biodiversity gain on sites;	For clarification	SDDC
M78	106	7.18	Meeting tighter water quality targets will be challenging in the face of supply and demand uncertainties associated with climate change and housing and employment growth over the Plan period. Planning Authorities have a key role to play in supporting the Environment Agency, Water Companies and local communities to meet these Water Framework	Typo	SDDC

			Directive targets. ~~tougher water quality targets~~		
M79	107	7.21	~~As such, w~~**W**hilst water resources available within the South Staffordshire Water Resource Zone could meet demand as a whole, local infrastructure and environmental constraints summarised above justify the need for suppressing water demand (and hence waste water discharges) across communities in this water resource zone also.	Typo	SDDC
M80	108	7.24	The Flood and Water Management Act (2010) designates the County Council as the 'Lead Local Flood Authority' in Derbyshire. One of the new statutory duties for the County Council is to **advise the District Council on the adequacy of proposals to manage surface water on development sites.** ~~become a SUDS Approval Body (SAB). They will be responsible for determining SUDS applications for new developments and adopting and maintaining the appropriate schemes. The District Council will work with Derbyshire County Council to secure effective Sustainable Drainage Schemes and appropriate management in new development.~~	Change to reflect Government Policy.	SDDC
M81	108	7.30	In many rural parts of the District, it is not always possible for new or existing development to connect to the mains sewer network. ~~How ever~~ **However** a proliferation **of** private foul water treatment plants could increase diffuse pollution and lead to a deterioration in water quality.	Typos	SDDC
M82	112	7.41	In respect of ~~B~~**b**iomass generation the Council recognises that the National Forest can play a	Typo	SDDC

			key role both in terms of contribution of wood fuel and helping to stimulate wood fuel and biomass markets locally.		
Chapter 8: Built and Natural Environment					
M83	115 & Title Page	N/A	~~Natural~~ **Built** and ~~Built~~ **Natural** Environment	Typo and minor change for consistency	SDDC
M84	116-117	BNE1 A i) f)	National Forest: Within The National Forest, new development should be encouraged to follow National Forest Design Charter[1] and ~~Planting Guidance2~~ **Guide for Developers & Planners2** and fully reflect the forest context;	Minor change to strengthen policy	SDDC
		BNE1 (Footnote)	*Amend internet link included at a bottom of page 116 as link is broken* ~~The Design Charter can be viewed at:~~ ~~[1]http://www.nationalforest.org/document/information/design_charter.pdf~~ **The Design Charter can be viewed at:** **[1]http://www.nationalforest.org/document/information/design_charter.pdf**	Minor change to update footnote	SDDC
		BNE1 (Footnote)	*Amend internet link included at a bottom of page 117 as inaccurate Link* ~~[2]The Planting Guidance can be viewed at:~~ ~~http://www.nationalforest.org/woodlandcreation/development/~~ **The Guide for Developers & Planners can be viewed at:** **[2]http://www.nationalforest.org/document/information/develop.pdf**	Minor change to update footnote	SDDC
		BNE1 A i) g)	Visual attractiveness: New development should be visually attractive, appropriate, respect important ~~landscape/townscape~~ **landscape, townscape**	Minor change to strengthen policy	National Trust (028/5117)

			and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural **and landscaping** quality;		
		BNE1 A i) i)	Cross boundary collaboration: New areas of growth that span administrative, land ownership, developer parcel or phase boundaries ~~shall~~ **should** be considered and designed as a whole through a collaborative working approach;	Typo and minor change for consistency	SDDC
		BNE1 A i) k)	Resource Use: New development ~~shall~~ **should** be designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development ~~shall~~ **should** provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.	Typo and minor change for consistency	SDDC
M85	118	8.24	The design of residential areas has a big impact on people's everyday lives and quality of life. New housing also accounts for a large proportion of new development within the District, providing a good opportunity to reflect the District's special character. It is therefore very important that the design of new housing is of a high quality. The ~~District~~ Council recognises that volume housebuilders often use standardised house types, but these nationally generic solutions will not meet the requirements of our Design Principles. Standardised house types, if used, will be	Typo	SDDC

			expected to be tailored to the local ~~con text~~ **context** and character of the area. 'Building for Life' is a well-founded and commonly understood methodology for assessing the design of new residential areas, and all new housing development will be expected to perform well against it, or any successor standards.		
M86	119	8.27	Where new areas of development span administrative boundaries, joint collaborative working between Local Planning Authorities and ~~al so~~ **also** between different developers will be encouraged. In order to ~~ad here~~ **adhere** to the Design Principles within this policy, with particular reference to movement, legibility and community cohesion, land ownerships and development sites should not prejudice the development of neighbouring land or create landlocked sites.	Typo	SDDC
M87	123	8.44	To supplement this strategic policy the Council will ~~look to~~ develop further heritage policies through the ~~Part 2~~ Local Plan **Part 2** and other relevant planning documents ~~such as supplementary planning documents~~. This will ensure that clear policies are included within the Council's development framework to guide how the presumption in favour of sustainable development will **be** applied locally in respect of heritage issues.	To address English Heritage and National Trust concerns about the need to provide clarity that all the policies in the Part 1 of the Plan were considered to be strategic.	Statement of Common Ground signed between English Heritage, National Trust and SDDC – SD/EX/17
M88	123	BNE3	Policy ~~BNL3~~ **BNE3** Biodiversity	Typo and minor change for consistency	SDDC
M89	125	8.50	Ancient woodland, together with ancient/veteran trees, represents and	Typo	SDDC

			irreplaceable semi natural habitat that does not benefit from full statutory protection. The National Planning Policy Framework is supportive of ancient woodland and ancient trees and states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient ~~wood-land~~ **woodland** and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.		
M90	126	BNL4	Policy ~~BNL4~~ **BNE4** Landscape Character and Local Distinctiveness	Typo and minor change for consistency	SDDC
		BNL4 C	In bringing forward proposals developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in The Landscape Character of Derbyshire. Proposals should have regard to the woodland and tree planting, landscape management and habitat guidance set out in this document and demonstrate~~s~~ that mitigation proposals are appropriate to the character of the landscape.	Typo	SDDC
M91	126-7	8.52	The NPPF includes as part of its core principles, that planning takes account of the different roles and character of different areas recognising the intrinsic character and beauty of the countryside and ~~contributes~~ **its contribution** towards conserving the natural environment.	Typo	SDDC
M92	127	8.55	The Council will expect all developments to demonstrate how they respect local landscape character and where practicable ~~contributes~~	Typo	SDDC

			contribute towards enhancing landscape character.		
Chapter 9: Infrastructure					
M93	129	9.2	As strategic sites are developed for housing, the necessary infrastructure needs to be in place in time to meet the needs of the existing and new (local) population. The necessary infrastructure requirements resulting from the development of the strategic sites identified in the Local Plan will be identified, costed, sources of funding identified and timetabled to fit with the development of the strategic site itself. This information ~~will be~~ **is** set out in the Infrastructure Delivery Plan (IDP), **which is a living document**. Any gaps in funding will be identified and factored in to the Districts Community Infrastructure Levy (CIL). CIL enables funding to be pooled and then used to fund the infrastructure necessitated by new development. The ~~National Planning Policy Framework (~~NPPF~~)~~ states that local planning authorities should set out strategic priorities for their areas to deliver the provision of health, community and cultural infrastructure and other local facilities.	Change for clarity	SDDC
M94	131	9.9	The purpose of infrastructure planning is to establish what infrastructure is required to support proposed development, ~~it's~~ **its** likely cost, how it can be funded, who is responsible for its delivery and the timescale over which delivery can happen.	Typo	SDDC
M95	133	INF2	*Policy lettering and numbering will be amended to remove ambiguity when referring to sections*	Typo	SDDC

			of the policy.		
M96	137	9.24	The transfer of freight from road to rail can help to relieve road congestion, reduce emissions and improve highway safety. The site of a former railhead at Cadley Hill, Swadlincote offers rail freight opportunities on adjacent land, which is in employment use. This policy seeks to ensure that this opportunity is not lost by protecting the railway sidings and their connections onto the running lines. **The protection of the site for rail freight shall not apply if it can be demonstrated that rail freight use is not feasible or deliverable.**	Change to allow flexibility.	Statement of Common Ground signed between SDDC and Harworth Estates – SD/EX/43
M97	138	9.30	**The** Strategic Rail Freight Interchange Policy Guidance **and the draft National Policy Statement for National Networks**, published by the Department for Transport, sets out **the drivers of need for strategic rail freight interchanges and** criteria to be taken into account for decision making on applications for development of this type.	Change to reflect the up to date national planning policy position with respect to SRFI	Statement of Common Ground signed between SDDC and Goodman Shepherd – SD/EX/20
M98	139	INF4 A i)	**Woodville -** Swadlincote Regeneration Route	Change for consistency	SDDC
M99	142	INF6 A i)	Require that development that increases the demand for community facilities* and services either:	Change to allow for clarification	SDDC
		INF6 (end)	***see Glossary for definition of community facilities**	Change for clarification	SDDC
M100	140	9.39	The Swarkestone Bridge and Causeway is a ~~Sheduled~~ **Scheduled** Ancient Monument and is not suited to the volume and mix of traffic using it.	Typo	SDDC
M101	142	9.44	The Council will seek to restrict the loss of existing built facilities to non-community uses	Change for compliance with NPPF	Sport England (100/5384)

			unless it can be shown that there is no demand for retention of the site or unless an alternative facility is provided that is suitable for all users. ~~The Council will expect proposals for the change of use of a built community facility to be accompanied by evidence that it has been marketed proactively and competitively for a period of not less than 12 months on the open market.~~		
M102	143	INF7 A iv)	Support the development of ~~a~~ the Green Infrastructure Network as proposed by the 6Cs Green Infrastructure Strategy, linking together Key Strategic Routes of regional and sub-regional importance and providing for, in appropriate locations, visitor infrastructure that improves accessibility.	Typos	SDDC
M103	144	9.47	South Derbyshire contains a wealth of green spaces such as river valleys and floodplains, woodlands, historic parks and gardens, public rights of way, wildlife sites and nature reserves. These spaces provide various benefits including biodiversity, visual amenity, sport and recreation. The purpose of this policy is to ensure that green spaces are conserved~~,~~ **and** enhanced.	Typo	SDDC
M104	144	9.48	However, it is not just large scale or strategic GI, which plays an important role in contributing towards a wider network of green space. Individual elements or features such as important hedgerows and trees, play spaces or ponds can be equally important **in** helping to bring wildlife and amenity benefits into the heart of communities. For this reason the	Change for clarity	SDDC

			Council considers that even modest developments can contribute towards the ~~protecting~~ **protection** and ~~enhancing~~ **enhancement of** the District's GI network. ~~Therefore the~~ **The** Council will expect ~~that~~ all schemes for new housing and commercial development ~~should~~, ~~as far as possible,~~ **to** protect existing green infrastructure and landscape elements**, as far as possible** and bring forward development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and ~~to~~ increase **the** provision of, and access to, green infrastructure.		
M105	146-147	INF8 (A)	Within the National Forest, as defined on the ~~relevant Area Profile Maps,~~ **Proposals Map,** South Derbyshire District Council will work with The National Forest Company and other local authorities and partners to:	Modification for Clarity	SDDC
		INF8 B	Within the National Forest all residential schemes over 0.5ha and industrial**,** commercial and leisure developments over 1ha will be expected to incorporate tree planting and landscaping in accordance with National Forest Planting Guidelines **(as set out in Table 6)**. Landscaping will generally involve woodland planting, but can ~~al so~~ **also** include the creation and management of other appropriate habitats, open space provision associated with woodland and the provision of new recreational facilities with a woodland character. The appropriate mix of landscaping features will depend upon the	Typo and modification for clarity	SDDC

			setting characteristics, opportunities and constraints that individual sites present. **The District Council recommend that early discussions are held with the National Forest Company. Further information is available from the National Forest Company's Guide for Developers and Planners[1].**		
		INF8	**[1]http://www.nationalforest.org/woodlands/woodlandcreation/development**	Footnote added to bottom of page to signpost location of Guide for Developers and Planners	SDDC
		INF8 C	In exceptional circumstances, a commuted sum may be agreed where planting and landscaping cannot be accommodated within or close to the development site. ~~This will be used to either purchase land for tree planting; to create new woodland and/or other habitats; to provide public access to it and maintain those works for a minimum of five years.~~ **This will be used for tree planting (including urban tree planting); purchasing land for tree planting; creating new woodlands and maintaining those works or other agreed projects for a minimum of five years**	Modification to update policy to reflected publication of new National Forest Strategy	SDDC
		INF8 E	The Council will work with developers, the National Forest **Company** and other stakeholders to improve access to the ~~forest~~ **Forest** from new development sites and existing built up areas and deliver a step change in the quality of new development and the existing urban area**s** with an emphasis upon the use of Forest related construction materials where appropriate.	Typo and change for consistency	SDDC

M106	148	Table 6	In exceptional circumstances where the planting guidelines cannot be met, a commuted sum should be paid instead. ~~This is at a guideline rate of £10,000 per hectare of the gross development area.~~ **This should reflect the most up to date guideline rate identified by the National Forest as set out in the Guide for Developers and Planners.**	Update	SDDC
M107	147	9.56	The National Forest is a nationally designated area which covers an area of 200 square miles and extends from Charnwood Forest near Leicester to the east to the Needwood Forest near Yoxall in the west. Since its inception the National Forest Company has supported ~~wood land~~ **woodland** creation increasing forest cover from 6% to ~~19%~~ **20%** across the forest area by planting 8 million trees to date.	Minor change to update Policy	SDDC
Appendix 2: List of Evidence Base					
M108		Appendix 2	This is a list, though not exhaustive, of the evidence that has been used and gathered by South Derbyshire and also on a Derby HMA wide basis: ~~Draft~~ Infrastructure Delivery Plan, ~~2013~~ **2014** ~~Draft~~ Consultation Statement, ~~2013~~ **2014** Sustainability Appraisal Housing Requirement Study, 2013 Housing Site Summaries Strategic Housing Land Availability Assessment, ~~2012~~ Strategic Housing Market Assessment (SHMA), 2008 Derby Strategic Housing Market Assessment	To provide an up to date evidence base list	SDDC

			Update Report, 2013 Gypsies and Travellers Accommodation Assessment (GTAA), 2008 Employment Site Summaries Derby Housing Market Area Employment Land Review, 2008 Derby Housing Market Area Employment Land Review Forecast Update, 2013 South Derbyshire Economic Development Strategy, 2008 South Derbyshire Economic Development Statement, 2013 Strategic Distribution Site Assessment Study for the Three Cities Sub Area of the East Midlands, 2010 Retail and Leisure Study, 2005 Swadlincote Town Centre Vision and Strategy, 2012 Derby Urban Area Modelling – Final Report, 2012 Derby HMA Transport Position Statement, 2012 Strategic Flood Risk Assessment, 2008 6Cs Green Infrastructure Strategy, 2010 Habitats Regulation **Screening** Assessment ~~Screening Statement, 2010~~ **2014** Lowland Derbyshire Biodiversity Action Plan, 2011-2020 National Forest Biodiversity Action Plan, 2004 South Derbyshire Open Space Assessment Report, 2005 South Derbyshire Outdoor Sports Facilities Assessment Report, 2005 Derbyshire Landscape Character Assessment		

			Cleaner, Greener Energy Study Report 1 – Local Development Framework Evidence Base, 2009 Derby Housing Market Area Water Cycle Study, 2010 Technical Assessment of the Derby Principle Urban Area Green Belt Purposes, 2012 South Derbyshire Playing Pitch Strategy, 2011 **Derbyshire Economic Strategy Statement – Final Consultation Draft** **The D2N2 Local Strategic Partnership – Strategic Economic Plan** **Derby HMA CIL Viability Assessment, 2014** **Derbyshire Local Transport Plan, 2011** **Derbyshire Infrastructure Plan, 2013** **Landscape Character of Derbyshire, 2014** **The National Forest Strategy, 2014** **Review of Objectively Assesses Housing Need in light of 2012-based Subnational Population Projections – 2014** **Swarkestone and Stanton by Bridge Bypass Engineering Feasibility Study, 2009** **Derby Urban Area Potential Core Strategy Sites Traffic Impact Assessment, 2012**		
Glossary	Term of definition				
M109	Community Facilities		~~Facilities used by local communities for leisure and social purposes including community centres and meeting places, local shops, sports venues, leisure centres, cultural buildings, public houses, places of worship and play areas.~~ **Facilities used by local communities for leisure and social purposes where the primary**	Change for clarity and to ensure conformity with paragraph 28 of the NPPF.	SDDC

			purpose of the facility is for the public benefit. Examples of community facilities would include, but not exclusively, village halls, community centres and meeting places, places of worship, cultural buildings, non-profit sporting facilities and play areas.		
Policies Maps					
M110	44	Map of Land at Church Street/Bridge Street/Moat Street, Church Gresley	*Add District Boundary to site plan.*	For clarity	SDDC
M111	92	Map of Woodville Regeneration Area	*Amend the site boundary so that land within North West Leicestershire is not included.* *The indicative line of the Woodville – Swadlincote Regeneration route to be added.*	Drafting error	SDDC
M112	94	Map of E1F Former Drakelow Power Station	*Amend the site boundary to correspond with the boundary of the contiguous housing allocation*	Drafting error	SDDC
M113	51	Map of Drakelow Park, Drakelow	*Amend the site boundary to correspond with the boundary of the contiguous employment allocation*	Drafting error	SDDC
Proposal Maps					
M114	Proposals Map	Title and index map page	~~Proposals~~ **Policies** Maps	Change for clarity	SDDC
M115	Proposals Map		*The following changes made to all the Proposals maps:* • *An ordnance survey base added* • *The exact boundaries of conservations*	Minor change for clarity	SDDC Pegasus Planning on behalf of Christ Church, Oxford (0134/5165)

			area will be added • *Flood zone boundaries added* • *The adopted 1998 Settlement boundaries will be added , with the proviso that settlement boundaries will be updated within the Local Plan Part 2* • *Reference to Derby City's Preferred Growth Strategy Housing Sites amended to Derby City's Draft Core Strategy housing sites*		
M116	Southern Villages Proposals Map		*Show location of potential new passenger railway station at Drakelow.*	Drafting error	National Forest Company 055/5243) SDDC
M117	Stenson Area Proposals Map		*Show location of potential new passenger railway station at Stenson.*	Drafting error	SDDC
M118	Swadlincote Proposals Map		*Show alignment of Woodville – Swadlincote Regeneration Route*	Drafting error	SDDC
M119	Swadlincote Proposals Map		*Amendment to the site boundary for housing application H2, to ensure that the golf course land is not included within the boundary of the housing site.*	Drafting error	DPD on behalf of Grasscroft Homes and properties Ltd (105/5422 and 5433)
M120	Swadlincote Proposals Map		*Inclusion of a symbol to donate the proposed protected station site at Drakelow.*	Drafting error	National Forest Company (55/5591)
M121	Woodville Proposals Map		*Show alignment of Woodville – Swadlincote Regeneration Route*	Drafting error	SDDC

M122	N/A – Contents page	N/A	*Update the contents page to reflect changes made to the Local Plan and page numbers of the Plan.*	Minor change to ensure contents page reflects changes made to the Local Plan and page numbers of the plan.	SDDC
M123	33	5.6	~~The Housing Trajectory can be seen at Appendix 3.~~	As discussed at Examination the Housing Trajectory is removed from the Plan. The information will be contained within the Housing Supply Paper.	SDDC
M124	66	5.55	At the time of publication of ~~this~~ **the** Draft Local Plan, the site had planning permission for up to 1,200 dwellings.	Minor change to reflect that the publication of the Draft Local Plan was in the past.	SDDC

South Derbyshire District Council

Community & Planning Services

INVESTOR IN PEOPLE

Local Development Framework

SA

Sustainability Appraisal update

Local Plan Part 1

Non-Technical Summary

May 2016

South Derbyshire Changing for the better

1. Introduction and Background

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1.0 Introduction and Background

1.1 This document is the non-technical summary of the Sustainability Appraisal Report update (May 2016) for the South Derbyshire Part 1 Local Plan. It summaries how the Sustainability Appraisal has been carried out, the main finding and the next steps.

1.2 Sustainability Appraisal is a process that has been carried out as in integral part of developing the Plan with the aim of promoting sustainable development through the integration of environmental, social and economic considerations. It is required by government through legislation and is subject to public consultation and scrutiny in parallel with the Local Plan.

2.0 The South Derbyshire Part 1 Local Plan

2.1 The Council has been preparing the Part 1 Local Plan, which when adopted, will establish a long-term strategy (to 2028) to manage development, provide services, deliver infrastructure and create sustainable communities. It comprises the spatial vision and objectives and a spatial strategy (setting out how much growth is required and where strategic growth will be located).

2.2 Included within the Plan will be a number of key policies to inform the detail of new development and a section setting out how we will implement and monitor the strategy. Its effectiveness will be monitored through the Council's Monitoring Report.

The Part 1 Local Plan (hereafter referred to as "the Plan") will form the principle document within South Derbyshire's Local Development Framework (LDF) and will be a key consideration in the determination of future planning applications. This Plan will also make an allowance for 600 homes which will be met in village locations to be defined through Part 2 of the Local Plan.

3.0 Habitat Regulations Assessment

3.1 In addition to Sustainability Appraisal we are also required to undertake a separate form of assessment under the Conservation of Habitats and Species Regulations (2010) when preparing the Plan. This assessment known as Habitat Regulations Assessment is required to ensure that a Strategy or Plan either alone or in combination with other plans or projects, would not have a significant effect on a European site.

3.2 Where the Plan could affect a European site the Council is required to undertake an 'Appropriate Assessment'. European sites referred to include Special Areas of Conservation (SAC) and Special Protection Areas (SPA). Within South Derbyshire there is one SAC; the River Mease. There are a number of other SACs and SPA located in surrounding districts and boroughs.

3.3 The Plan has been subject to a screening assessment by the planning team to help identify which European Sites could be affected by the proposals included within it. The results of the full screening report have been published on the Districts Councils website.

3.4 The conclusions from the Habitats Regulation Screening Assessment are:

- There is no likely significant impact on any SPAs or SACs located outside of the District as a result of implementing the Plan.
- There is no potential for growth earmarked within the Plan to increase foul water flows to waste water treatment works within the Mease SAC catchment.

- There is no significant potential for growth earmarked within the Plan to increase diffuse water pollution within the River Mease catchment.
- Water companies operating in the District have undertaken Habitat Regulations Assessment of their water resource management plans. These have concluded that proposed growth in water demand (associated with new development and changes in demand) will not have any significant impact on water dependent wildlife sites such as the River Mease SAC.
- As the Plan will not have an significant impact on any SAC or similarly protected site in isolation it will not have any impact in combination with other plans and strategies.

3.5 Even though the Plan has been identified as unlikely to have any discernible effect on the River Mease SAC, the Council remains committed to working with the Environment Agency, Natural England, Severn Trent Water and adjoining Planning Authorities to improve water quality in the Mease Catchment.

4.0 Sustainability Appraisal – Purpose and Requirements

4.1 The purpose of the Sustainability Appraisal is to promote the objectives of sustainable development. This is often defined as:

> *"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs"*[1].

4.2 The Sustainability Appraisal allows the Council to create a Plan which is 'sustainable' by providing us with an understanding of the likely social, environmental and economic impacts of a plan from the outset. We can therefore consider how development proposals interact with others in the Plan and also other plans prepared or being prepared by other neighbouring planning authorities. In reviewing these effects, we have an opportunity to try and reduce the effects the plan could have on the environment, the economy or on society either by selecting less harmful development options, seeking to mitigate the negative effects of our plan, or wherever possible enhancing the positive effects.

4.3 The Sustainability Appraisal process is governed by European and national legislation and supported by government policy, which includes:
- The Planning and Compulsory Purchase Act.
- The requirements of European Directive 2001/42/EC (often known as the Strategic Environmental Assessment (SEA) Directive) which requires the preparation of an environmental report that considers the significant environmental effects of a plan or programme.

4.4 This Sustainability Appraisal incorporates the requirements of the SEA Directive, by combining the environmentally-focused considerations of SEA with wider social and economic effects.

5.0 Sustainability Appraisal – Context and Objectives

5.1 The context and objectives of the Sustainability Appraisal were established during an earlier stage (often referred to as the scoping stage) of the Sustainability Appraisal process. This involved compiling background information needed before the Sustainability Appraisal can be undertaken. It

[1] Our Common Future Brundtland Report, World Commission on the Environment and Development, 1987

established an evidence base for ongoing appraisal work and culminated in a framework of sustainability objectives.

5.2 Key tasks in this scoping exercise involved:

- identifying relevant policies, plans and programmes which could influence our Plan
- collecting baseline information
- identifying key sustainability issues in South Derbyshire
- establishing sustainability objectives.

5.3 This evidence base work was published by South Derbyshire District Council in a Scoping Report in October 2008 after a comprehensive and wide ranging public consultation exercise. The Scoping Report, although a separate document, forms part of the environmental report required by the SEA Directive.

5.4 The scoping work is subject to continual review as evidence becomes outdated and new information is made available. In order to update the information contained in the Scoping Report the Council undertook a review of the scoping report in July 2012. This review was triggered mainly by changes to National Government policy and alterations or deletion of national indicators. The Council alerted relevant stakeholder to the publication of an updated scoping report in July 2012 and invited comment during a five-week consultation period, which closed September 2012. A copy of the updated Scoping Opinion together with a summary of comments received back is available to view on the Council's website.

6.0 The Sustainability Appraisal Framework

6.1 The Sustainability Appraisal Framework consists of sustainability objectives which were established during the scoping stage described above; these objectives provide a way in which the effects of the Plan can be described, analysed and compared which then forms the basis of the assessment of the Plan.

6.2 Sustainability Appraisal objectives are different in concept and purpose from the objectives of the Plan, though there is a degree of overlap. They are not necessarily intended to be achievable, but are more aspirational in nature, and address the full cross-section of sustainability issues.

6.3 The objectives are listed in the following table. The full framework is presented in Section 4 of the main Sustainability Appraisal Report, which includes more detailed 'decision –making criteria'.

Sustainability Topic	Sustainability Objective
Biodiversity, Flora and Fauna*	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District
Population and Human Health	To provide decent and affordable homes that meet local needs
	To improve the health and well-being of the population
	To improve community safety and reduce crime and fear of crime
	To improve educational achievement and improve the District's skills base
	To promote social inclusion and reduce inequalities associated with deprivation across the District

Sustainability Topic	Sustainability Objective
Material Assets	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.
	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)
	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness
	To diversify and strengthen local urban and rural economies and create high quality employment opportunities
	To enhance the vitality and viability of existing town and village centres
	To improve the quality of new development and the existing built environment.
Soil, Water and Air	To minimise waste and increase the reuse and recycling of waste materials
	To promote sustainable forms of construction and sustainable use of natural resources
	To reduce water, light, air and noise pollution
	To minimise the irreversible loss of undeveloped (greenfield) land
	To reduce and manage flood risk and surface water runoff
Climatic Factors	To reduce and manage the impacts of climate change and the District's contribution towards the causes
Cultural Heritage (including architectural and Archaeological Heritage)	To protect and enhance the cultural, architectural and archaeological heritage of the District
	To improve access to the cultural heritage of the District for enjoyment and educational purposes
Landscape	To conserve and enhance the District's landscape and townscape character

7.0 Developing and Refining Policies and Reasonable Alternatives

7.1 The SEA Directive requires assessment of the likely significant effects of implementing the Plan, and "reasonable alternatives". Developing options and alternatives is an important part of both the plan-making and Sustainability Appraisal process. For development plan documents such as the Local Plan, the reasonable alternatives are the different options identified during plan preparation.

7.2 Given the duty on authorities preparing Local Plans to contribute to sustainable development, South Derbyshire District Council began developing options early in the plan preparation process. The Sustainability Appraisal has informed the preparation of the plan since 2009 when the Council undertook it's first 'Issues and Ideas' consultation.

7.3 The Sustainability Appraisal provides information on, at which stage of the plan process options were identified and highlights other options (alternatives) identified iteratively throughout the process including those put forward by consultation bodies and stakeholders. The appraisal indicates which options have been taken forward and where appropriate indicates how the effects of policy can be improved.

7.4 The Sustainability Appraisal provides information for options identified at each stage of the plan process. It also highlights alternatives identified iteratively throughout the process including those put forward by consultation bodies and stakeholders. The appraisal indicates which options have been taken forward and where required indicates how the effects of policy can be improved.

8.0 Assessing the Significance of Effects

8.1 The SEA Directive requires an assessment of the "likely significant effects...taking into account the objectives and geographical scope of the plan or programme". It is, therefore, necessary to assess only those effects of the Plan that are likely to be significant, not all possible effects.

8.2 In the Sustainability Appraisal Report, the social, environmental and economic effects of the 'broad strategic options' and then in more detail the 'preferred options' of development are assessed. An assessment has also been made of the policies included in the Plan. Prediction of effects involves identifying what changes might occur to the sustainability baseline over time – these changes are then evaluated for their likely significance, in terms of their probability, duration, frequency, geographical area and size of population likely to be affected. The value and vulnerability of certain areas and populations also affects the evaluation. It is not always possible to accurately predict sustainability effects when considering plans at such a strategic scale and where uncertainties exist or data gaps uncovered that make evaluation difficult this has been acknowledged.

8.3 The appraisal has recognised six categories of predicted effects, as illustrated in the following key:

✓✓	Major beneficial effect
✓	Minor / Moderate beneficial effect
--	Neutral/no effect
X	Minor / Moderate undesirable effect
XX	Major undesirable effect
?	Uncertain effect

9.0 Likely Significance of Effects of the South Derbyshire Part 1 Local Plan

9.1 The Sustainability Appraisal Report has acknowledged that significant effects, both positive and negative, are likely in a number of areas.

9.2 The Council's strategy for growth will have a range of sustainability implications. The issues identified are often of a specific and localised nature which can be addressed through specific mitigation measures either included within thematic policies in the plan or within site based policies for individual housing or employment sites.

9.3 The significant effects of the Plan are likely to be cumulative and result from the overall proposed level of housing and employment growth (up to 2028), and associated infrastructure – this will include 12,618 new homes (of which the Plan identifies the location of around 11,600 homes) and a target of 53ha of employment land ouside of the Derby Urban Area, new primary and secondary schools, new roads, public transport provision and walking and cycling routes; community facilities, healthcare provision, recreational facilities and green infrastructure provision such as allotments and cemetery space.

9.4 The actual effects of proposed growth cannot be known precisely and will depend on the nature of development in any given location and the range of measures to reduce impacts. However, significant effects, both positive and negative, are likely to relate to the following:

Biodiversity

9.5 As previously stated the Plan will have no effect on the River Mease SAC. The Plan is also unlikely to have a discernible effect on any other statutory wildlife sites such as sites of special scientific interest (SSSIs –there are six in South Derbyshire) or on identified National Nature Reserves (Calke Park) or designated Local Nature Reserves (Elvaston Castle and Coton Park).

9.6 The Plan could impact on a small number of county wildlife sites (CWS), or regionally important geological sites (RIGS) although these are non-statutory designations of local rather than national importance. In respect of wildlife sites where effects have been identified policies have been included in the Plan to protect these sites from built development and maintain the integrity of the site.

9.7 Most strategic sites identified in the Plan have the potential to affect protected species, although clearly these are protected by existing laws. Nonetheless, in the short term the Sustainability Appraisal identifies that new development could have a negative effect on local habitats and species as sites are cleared or prepared for development. The Council has sought to include a number of policies in the plan to ensure that new development offers long term biodiversity gain, as required by the National Planning Policy Framework. Polices are also included in the Plan to deliver green infrastructure and connect up existing green spaces, protect and enhance valued habitats and species, secure new habitat creation including National Forest Planting. Individual site based policies detail those biodiversity elements on site which require careful attention in delivering new development.

Population and Human Health

9.8 The Plan will help deliver 12,618 homes within South Derbyshire and will allow the District to meet, in full, its objectively assessed need to 2028. It will also help deliver over 3,000 new homes to address a shortfall of housing sites in Derby City (which is unable to fully meet its own housing needs due to a lack of identified capacity). The Plan requires that sites bought forward within the Plan period deliver up to 30% affordable housing (subject to viability). The Plan will therefore have a major beneficial effect in respect of housing delivery over the lifetime of the Plan.

9.9 In addition the Council has sought to provide greater flexibility to accommodate new affordable homes away from strategic development locations by including a policy to accommodate small scale affordable housing exceptions sites relative to settlement size, where there is a clear and demonstrable local need which cannot be met elsewhere. Similarly, the inclusion of a policy to promote a mix of housing types and tenures has also been included in the Plan.

9.10 The Plan is unlikely to have any significant effects in respect of healthcare provision, although at a local level some developments could have a negative effect on existing healthcare services. The Plan includes appropriate infrastructure policies and requirements and where appropriate these are included in site policies to ensure new development is supported by necessary provision of built facilities, or that developer contributions are made to improve the capacity of existing facilities. Similarly the Plan makes provision for new green infrastructure and sports and leisure provision associated with development. Again, provision is required within the site based policies and thematic policies included in the Plan.

9.11 The Plan is unlikely to have any significant effects in respect of improving community safety and reducing crime and fear of crime. In particular the reuse of a number of derelict sites, for example in Aston on Trent and Swadlincote could provide an opportunity to address problems associated with vandalism and antisocial behaviour which are locally important. Some developments would also present opportunity to deliver highways capacity or safety measures (around Woodville and Sinfin), improvements in flood risk infrastructure (Hatton and around Sunny Side in Derby) or improve off road cycling provision (sites in Woodville, Swadlincote and around Mickleover, Chellaston and Drakelow).

9.12 The Plan could have a significant effect in respect of education provision but particularly secondary school places. Within the Derby Urban Area secondary school provision is especially problematic as there is insufficient capacity to accommodate all growth proposed through the Plan period both in South Derbyshire and Derby City. At least one new school will be required to accommodate growth in the Derby Urban Area, although, as yet the preferred location of any school remains to be identified through Part 2 Local Plan. Within Swadlincote, primary school capacity is more problematic, especially around Woodville where local schools are unable to expand. The Council is continuing to work with the Local Education Authority for Derbyshire and Derby City to identify how best to meet needs through an agreed strategy. Away from the main urban areas it is likely that primary and secondary school needs can be accommodated due to the relatively small scale of growth proposed, coupled with the capacity of existing schools to expand and subject to the delivery of further primary school in Hilton.

9.13 The Plan is unlikely to have any significant effects in respect of promoting social inclusion or tackling inequalities. However, the Plan could have notable impacts at the local level close to areas where new development is proposed. The Plan will seek to deliver a step change in affordable housing provision up to 2028 as well as the delivery of new social and community facilities. It will also provide for the delivery of exceptional housing sites (where specific need is identified), as well as deliver new employment land close to existing communities including in communities close to Swadlincote, Hatton and Hilton which have higher than (South Derbyshire) average levels of deprivation and unemployment.

Material Assets

9.14 The Plan could have significant impacts in respect of improving local access to healthcare, education, employment, food shopping, facilities and recreational resources (including open spaces and sports facilities) and in respect of promoting healthy and sustainable travel or non-travel choices. As previously noted growth is likely to deliver new educational, community and health facilities required to meet the needs of growing communities. New employment development is also proposed close to key settlements such as Swadlincote, Hatton, Hilton and Drakelow (Burton on Trent). Growth will also be supported by improvements to local walking and cycling provision and public transport provision. In particular development around Boulton Moor could support the delivery of a proposed park and ride facility, whilst elsewhere the plan will support the delivery of new integrated transport links around Sinfin (Derby), Woodville, Hatton and Drakelow.

9.15 Evidence gathered for the preparation of the Plan through transport modelling, the Water Cycle Study and ongoing engagement with utility companies indicates that the growth proposed to 2028 will increase demand on existing infrastructure over the course of the Plan period. The Plan is seeking to minimise the need for new infrastructure provision, by using headroom or capacity efficiently, although a number of strategic infrastructure projects will be required to support growth. These include new transport routes (Sinfin, Woodville, Hatton and Drakelow), capacity improvements to the sewerage (southern edge of Derby City) and electricity transmission systems (around Hilton Hatton, Church Broughton and the western edge of Derby City), water supply (villages in the South Staffordshire water supply area) and waste water treatment works improvements (around Swadlincote and Milton).

9.16. The overall employment land needs of the Derby Housing Market Area have been calculated having regard to the overall growth in population and changing demographic needs of residents and proposed employment land need will be fully met through the proposed employment land allocations.

9.17 The Plan will make a significant positive contribution towards the delivery of employment land within the plan period by providing sites for continued economic development throughout the District. Policies in the Plan support employment land delivery for a range of types and size of business development across a number of urban and rural locations. Employment land delivery will be at existing employment locations in Swadlincote, Hilton, Hatton and Dove Valley (Foston), together with new employment provision at Drakelow (Burton on Trent) and Woodville. The Plan also seeks to designate an exceptional site for a single large end user adjacent to the existing Dove Valley Park site and to safeguard an area of land to the south of Infinity Park (Sinfin) for continued development of the Park. These proposals provide flexibility and continuity to inward investors to help attract new employers to the District.

9.18 The Plan is unlikely to have a significant effect in respect of enhancing the vitality and viability of existing town and village centres. However, the Plan does support the continued enhancement of Swadlincote and key village centres either directly through policy provisions to support the continued growth of Swadlincote town centre, or indirectly through allocating new development, or by allowing for growth through a settlement hierarchy of larger villages. This growth would increase the number of residents using existing shops and other services locally and could help deliver new shops or services in some locations. The plan also supports the delivery of a number of new local centres on large urban extensions to Burton on Trent (Drakelow Park) and Derby City (Hackwood Farm, Land West of Mickleover, Highfields Farm, Wragley Way, Chellaston Fields and Boulton Moor).

9.20 The scale of housing and employment growth proposed could have a significant impact on townscape character and local distinctiveness. The Plan is seeking to ensure that development reflects local context and contributes towards the delivery of high quality design. The plan includes an urban design policy, which will be augmented through the adoption of a Design Supplementary Planning Document.

Soil, Water and Air

9.21 Individually no specific development locations are likely to have significant effects in respect of waste generation. However, the scale of proposed growth across the District and throughout the Plan period is likely to increase waste ge-neration significantly during and following construction of the sites. Impacts will be lessened through requirements for developers to minimise waste during construction and through requirements to include adequate storage areas for recycling, include bring-sites within new developments, and by supporting new waste treatment opportunities at a site level (for example composting). The overall effects of growth within the Plan period will be further mitigated by on-going improvements to waste collection and recycling required by European and UK legislation.

9.22 The plan directs growth to 'sustainable' locations which are accessible by a number of transport modes and well related to existing employment, shops and services. The Plan also seeks to support government policies to deliver zero carbon homes and protect finite resources such as sand and gravel through sterilisation by development and ensuring the use of previously developed land ahead of greenfield land.

9.23 Development is likely to increase noise and light pollution as a result of new housing and employment development and associated transport infrastructure. However effects are unlikely to be significant given existing similar uses close to proposed development locations. Development close to Derby City, and to a lesser extent Drakelow could increase traffic congestion and reduce air quality within existing Air Quality Management Areas in Derby and Burton on Trent and could lead to a deterioration in air quality in combination with other housing and employment development

that is proposed outside of South Derbyshire. Similarly, large scale growth could also increase both foul and surface water flows related to development. Point source (pollution from sewage treatment works) and diffuse pollution (general pollution from urban development such as roads or hardstanding) could lead to a deterioration in water quality in receiving water courses.

9.24. The Plan will lead to significant greenfield land losses, especially around the southern edge of Derby City. This is inevitable in a rural district such as South Derbyshire which has limited previously developed land available to accommodate the scale of growth proposed through the Plan. However, away from Derby City many of the sites identified to accommodate growth for example in Swadlincote, Woodville, Hilton, Drakelow and Aston on Trent are previously developed or poorly restored minerals sites and their use will safeguard productive agricultural land elsewhere in the District.

9.25 The plan is unlikely to significantly increase flood risk as, in line with government policy development has been largely directed to areas at lower flood risk. Development in a number of locations including Hatton, Primula Way, Drakelow Park, Hilton Depot and Occupation Lane, Woodville could potentially reduce flood risk within or around the development site by providing contributions towards the maintenance of flood defences (Hatton); through the provision of flood alleviation works which would reduce flooding off site (Primula Way), the potential removal of culverts on site (Hilton Depot and Drakelow) or improvements to local surface water drainage required to support development (Occupation Lane).

9.26 The Plan is unlikely to have a notable effect on water quality and in some locations, including within the catchment of the River Mease SAC will support water quality improvements to 2028. Where new development comes forward the Plan will seek to ensure that new development is water efficient (reducing the overall quantity per person of water discharged into receiving watercourses) and ensure that waste water is not discharged to the existing foul sewer network unless other alternatives are not available. All new development will also be expected to manage surface water on site in a way which mimics natural drainage.

9.27 In addition to steering development away from areas at flood risk (which are not defended) the plan also includes policies to ensure surface water is managed on site and does not increase flood risk elsewhere by requiring sustainable drainage on development sites, securing the removal of culverts and other man-made structures from water courses which could increase flood risk and to protect the alignment of existing flood defences.

Climatic Factors

9.28 Greenhouse gas emissions are recognised as being one of the causes of climate change. These are likely to increase notably as a result of energy use in new homes and businesses and rising traffic volumes, although this could be offset by wider Government policy to reduce the emission of climate change gases over the plan period and beyond. The Plan will provide opportunities to minimise any increases in carbon emissions by promoting growth in locations close to existing services and facilities and served by a range of transport modes. The Plan also promotes the efficient use of resources and includes policies to deliver appropriate new energy infrastructure and District heating and support a modal shift towards more sustainable transport modes.

Cultural Heritage (including architectural and Archaeological Heritage)

9.29 The Plan is unlikely to have any significant effect on the architectural and archaeological heritage of the District, but could have a number of locally important effects. In particular it could help

safeguard a number of at risk listed buildings including the Grade 2* listed TG Green Bottle Kilns in Woodville and the stables and walls of the Sunken Garden within the Drakelow Park Development. The designation of Green Belt to the immediate south of London Road in Shardlow could also help protect the setting of Elvaston Castle Park and Garden. Other developments could have more limited effects on locally important heritage features.

9.30 The Plan will continue to support the long term strategy of creating The National Forest. This is an important environmental and cultural resource and has already delivered landscape and environmental enhancements to much of the District.

9.31 The Plan will make a limited contribution towards improving access to many of the Districts important heritage assets. In particular, development around Derby City and Aston could contribute towards improving connectivity to Elvaston Castle, Trent and Mersey Canal, the Derby and Sandiacre Canal (if permission to restore this canal is implemented) and Radbourne Hall. Drakelow Park could improve public access to listed buildings on site, whilst development around Occupation Lane in Woodville could present opportunities to improve access to a number of listed buildings within and around the site, including the at risk bottle kilns.

Landscape

9.32 The plan is likely to have a significant negative effect in the local landscape in the short term as new strategic sites are prepared for development. Where a number of development locations are built out in close proximity at the same time the plan could give rise to cumulative effects. However the Plan includes policy to minimise landscape and townscape effects through the retention of existing landscape elements; through the creation of new landscaping or strategic buffers and through requiring developers to consider the local context and design locally sensitive development. These measures could significantly reduce landscape and townscape effects and in particular are likely to reduce the negative effects of growth in the long term.

10.0 Mitigation Measures

10.1 The Sustainability Appraisal Report has included consideration of mitigation measures to reduce or avoid significant adverse effects and ways of maximising the positive effects. This includes recommendations on ways to improve development so that sustainability benefits are increased. The Sustainability Appraisal report indicates that it is possible to reduce or avoid many of the predicted adverse effects of implementation. The policies included in the Plan to reduce the effects of development cover issues such as biodiversity, historic environment, landscape, green infrastructure, transport, flood risk management, water efficiency, site remediation and environmental quality.

Biodiversity

10.2 The Plan includes a thematic policy to protect biodiversity and secure biodiversity gain (i.e. improvements in the wildlife value of sites). This policy is further augmented by policies to deliver green infrastructure (including National Forest planting) and improve water quality. Specific policies are also included in housing site policies to protect features of wildlife interest on specific sites.

Population and Human Health

10.3 The Plan includes specific policies to support the delivery of infrastructure necessary to support new housing and employment development. In particular, policies to support new transport provision, open space and community facilities are included in the Plan. Site specifics are included in housing site policies for transport, health care and other community facilities which will need to be delivered alongside growth.

10.4 The Plan also includes policies to ensure that the homes which are delivered within the plan period fully meet objectively assessed local needs. Policies to ensure a mix of homes (both in terms of tenure and size) and to require up to 30% affordable housing are also included within the Plan. Polices are also included in the plan regarding gypsy and traveller provision and the delivery of exceptions sites (affordable housing on greenfield sites outside of settlement boundaries where it can be demonstrated that there is a local need which cannot be delivered in any other way).

Material Assets

10.5 The Plan includes polices to support the delivery of new road infrastructure and highways capacity improvements needed to support growth. Site specific requirements are within housing policies. The Plan also includes policies to support improved walking and cycling provision and improvements to public transport in order to support a modal shift towards more sustainable transport modes, as well as developer contributions towards new waste and recycling infrastructure.

10.6 In addition the Plan makes provision for new employment land to meet the needs of a growing population. Polices support the delivery of a range of employment types from large plots to starter and grow on units including in rural locations. The Plan also includes policies to allow for expansion of existing businesses as well as the inclusion of an exceptions site around Dove Valley Park (only to be released where a single large end user cannot be accommodated elsewhere in the District) and a potential extension to Infinity Park after 2018. A tourism policy is also included in the Plan to accommodate the continued growth of an increasingly important sector of the local economy. Taken together this flexible approach to economic development will support the continued growth and diversification of the local economy.

10.7 Also included in the Part 1 Local Plan are policies to support the continued enhancement of Swadlincote Town Centre and support the development of new local centres within large scale urban extensions on the southern edge of Derby. The need for new local centres is also specified in appropriate housing policies. A design excellence policy is included in the plan to ensure that new development contributes towards improved townscape and reflect local distinctiveness and good design principles.

Soil, Water and Air

10.8 Thematic policies are included in the plan to reduce flood risk, require sustainable management of surface water on site, restrict foul flows from non mains sewerage treatment unless no other treatment methods are available, and deliver improvement in water quality in the River Mease and

other surface waters. Policies are also included in the plan in respect of amenity and environmental quality and protection of the best and most valuable agricultural land. The Plan also promotes the reuse (and where appropriate the remediation of contaminated or unstable land) ahead of greenfield sites. Specific housing policies also require noise attenuation or the inclusion of strategic buffers to protect environmental quality. Together these policies will help reduce the negative effects of development on the natural environment.

Climatic Factors

10.9 The plan includes policies to support the government's objectives to improve standards in new homes The plan also includes policies to promote more sustainable transport and travel choices and zero, low carbon and reduced carbon energy sources. The plan also includes policies to support the delivery of communities which can adapt to climate change, for example by supporting water efficient development and the provision of green infrastructure on site to manage surface water and provide urban cooling.

Cultural Heritage (including architectural and Archaeological Heritage)

10.10 The plan includes a thematic policy to ensure the protection of heritage assets within South Derbyshire. This policy is supported through specific requirements included in housing policies to safeguard heritage assets and their setting and where appropriate highlight opportunities to improve public access to heritage assets. The Plan also includes a policy which requires up to 30% tree planting and habitat creating for development sites in the National Forest in order to contribute towards the continued delivery of the Forest.

Landscape

10.11 The Plan has incorporated a landscape and design excellence policy to help ensure that developments reflect local character and are designed to take account of existing landscape elements. In particular the landscape policy in the plan requires that developments reflect local landscape character. This policy has been supported, where appropriate, by specific requirements in the housing allocations policies. Taken together these policies will contribute towards lessening the effects of development in the short term, whilst in the long term could significantly reduce landscape and visual effects of development as mitigation to screen developments matures.

10.12 The need for the policies identified to mitigate the effects of the Plan were initially identified during the preferred options appraisal undertaken by the Council. The Sustainability Appraisal process has allowed policies to be further refined following their appraisal against the Sustainability Appraisal objectives.

11.0 Overall Sustainability of the Part 1 Local Plan

11.1 The Sustainability Appraisal Report has investigated the likely significant effects of implementing the Part 1 Local Plan and it has indicated that significant effects, both positive and negative, are likely in a number of areas. There will be significant benefits in terms of housing and employment provision, and associated infrastructure that can help resolve many existing issues. Negative effects mainly relate to the level of growth and its effects on the natural environment. In many case the effects of development can be reduced or avoided through measures taken at the local or site level to mitigate effects. Policies are included in the Plan to ensure that appropriate mitigation measures are incorporated into site design, and implementation.

11.2 Given the scale of growth it is unlikely that the effects of development can be mitigated fully. However, by investing in necessary infrastructure, working with partner agencies and developers together with members of the local community it is likely that more sustainable developments can be delivered. In particular the plan will:

- Provide decent and affordable homes which fully meet local needs.
- Ensure adequate provision of high-quality employment land and fully meet forecast employment requirements reflecting the districts increasing population and changing demographic profile.
- Improve access to local services and facilities reducing the need to travel and promote more sustainable transport choices.
- Ensure efficient and effective use of land and the reuse of previously developed land and buildings.
- Use and manage water resources in a sustainable manner.
- Minimise climate change effects associated with the delivery of new home and economic growth and reduce our vulnerability to future climate change effects.
- Protect and enhance the character and quality of the district's landscape and townscape.
- Continue to support the delivery of green infrastructure and environmental enhancement of the District.

12.0 Consultation

12.1 In undertaking consultation the Council has sought to engage the statutory environmental bodies, as required by the SEA Directive, the public and a wide range of other stakeholders and community organisations.

12.2 Consultation has previously been undertaken on the scope and level of detail of the Sustainability Appraisal (the 'Scoping Report') for a five week period from October 2008. Comments submitted regarding the 'scope' of the Sustainability Appraisal and the amendments made to the information set out in the Scoping Report following this stage of consultation are set out in the main report: An updated version of the Scoping Report and a complete list of the changes made in response to consultation have been available to view on the District Councils website since January 2010.

12.3 In addition to the Scoping Report consultation undertaken in October 2008, the Council has also alerted relevant authorities to a number of minor changes to the Authority's Scoping Report which have arisen as a result of changes to National Government policy and alterations or deletion of national indicators. The Council alerted relevant authorities to the publication of an updated scoping report in July 2012 and invited comment during a five-week consultation period, which closed in September 2012. A copy of the updated Scoping Opinion together with a summary of comments received back is available to view on the Council's website.

12.4 Previous consultation on the interim Draft of the Sustainability Appraisal was first carried out on the Draft Part 1 Local Plan in autumn 2013. An updated version of the Sustainability Appraisal was then published alongside the Pre-Submission document for the consultation period of 6 weeks from 10 March 2014 to the 22 April 2014 before being submitted to the Inspector alongside the Part 1 Local Plan. The current consultation updates the previously submitted Sustainability Appraisal and includes consideration of the modifications made to the Plan following the Local Plan Examination.

12.5 In addition to this Plan update a separate Sustainability Appraisal Addendum has been published by the Council setting out a number of options for apportioning Derby City's unmet housing needs between Amber Valley and South Derbyshire. This appraisal was undertaken jointly by the HMA Authorities.

13.0 Monitoring Requirements

13.1 The SEA Directive requires the significant environmental effects of plans and programmes to be monitored, in order to identify at an early stage unforeseen adverse effects and to be able to take appropriate action where necessary.

13.2 The monitoring undertaken on the Part 1 Local Plan will help to:

- monitor the significant effects of the plan.
- track whether the plan has had any unforeseen effects.
- ensure that action can be taken to reduce / offset the significant effects of the plan.
- provide baseline data for future sustainability appraisals, and
- provide evidence of how the environment / sustainability criteria of the area are evolving.

13.3 The requirements of the SEA Directive focus on monitoring the effects of the plan. This equates to both the plan's significant effects and also unforeseen effects. It may be difficult to implement monitoring mechanisms for unexpected effects, or to attribute such effects to the implementation of the Plan when they occur as often other plans, projects or programmes could all effect the quality of environment, economic performance or the social aspects of the plan.

13.4 It is good practice for the monitoring of significant sustainability effects to be integrated with other monitoring of the Local Development Framework. For this reason, the Council will report significant sustainability effects as part of its existing monitoring regime. Proposed significant sustainability effects indicators are included in the Sustainability Appraisal Framework. These have been drawn from the baseline information and key sustainability issues identified within the Sustainability Appraisal Scoping Report and are identified to monitor potential significant adverse effects highlighted in the main report

14.0 Next Steps

14.1 The Sustainability Appraisal report update (which this Non-Technical Summary forms part of) will be published on the Council's website) ahead of the adoption of the Local Plan which is expected in early June 2016.

South Derbyshire District Council
Community and Planning Services

Local Development Framework

Sustainability Appraisal update

Local Plan Part 1

Non-Technical Summary

May 2016

Published by:
South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote,
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South Derbyshire District Council

Community & Planning Services

INVESTOR IN PEOPLE

Local Development Framework

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Sustainability Appraisal Modifications Update

Local Plan Part 1

Main Report

May 2016

South Derbyshire Changing for the better

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1.1 SECTION 1: BACKGROUND

The parts of the SEA Directive Requirements considered in the section:

The Environmental (Sustainability) Report should provide information on:
"an outline of the contents, main objectives of the plan and programme";
"A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) in compiling the report"

1.1.1 This document is called a Sustainability Appraisal Report (sometimes called an Environmental Report). It is a key output of the Sustainability Appraisal and Strategic Environmental Assessment (SEA) processes. It presents information on the social, environmental and economic effects of implementing the South Derbyshire Part 1 Local Plan (hereafter referred as the Local Plan) and the appraisal methodology adopted to identify these effects.

1.1.2 This report has been produced to meet the reporting requirements of both the Strategic Environmental Assessment and the Sustainability Appraisal processes and will be updated to reflect any changes to the Part 1 Local Plan as it moves towards adoption.

1.2 THE DEVELOPMENT PLAN PROCESS

1.2.1 The planning system provides a framework for managing the development and use of land. A key element of this system is the preparation of development plans, which establish where and what type of development might take place, and provides the basis for the consideration of planning applications.

1.2.2 Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by Section 111 of the Localism Act requires that the District Council prepare a Development Plan to manage growth across the District. The Local Plan will replace the existing South Derbyshire Local Plan adopted in 1998.

1.3 THE PART 1 LOCAL PLAN

1.3.1 The Local Plan will establish a long-term strategy (to 2028) to manage development, provide services, deliver infrastructure and create sustainable communities. It comprises the spatial vision and objectives, a spatial strategy (setting out how much growth is required and where strategic growth will be located), core policies to inform the detailed design of new development and information on the policies in the adopted local plan this document will will supercede. Its effectiveness will be monitored through the Council's Monitoring Report. This Plan will also make an allowance for 600 homes which will be met on smaller sites to be defined through a later Part 2 Local Plan. The Plan is comprised of a total of nine sections as follows:

Table 1.1 Contents of the Plan

Section Number	Section Title	Included in this section
1	Introduction	Information about the Plan and how it will be used, the Local Plan Process and the evidence that has informed plan preparation together with information concerning National Planning Policy and the Derby Housing Market Area
2	A Portrait of South Derbyshire	A description of the character of South Derbyshire
3	Vision and Local Plan Objectives	A description of Key Issues in South Derdyshire, A vision of what the Plan will seek to achieve (set out in full below) and the Strategic Objectives which have been identified to help deliver the vision (also set out below).
4	A Plan for Growth	Startegic Policies (8 in total) which specifies the strategy for growth in South Derbyshire. Policies include Housing and employment need, a policy supporting a presumption in favour of sustainable growth, sustainable access, retail and green belt.
5	Housing	Policies associated with housing delivery including a settlement hierarchy to steer large scale growth to appropriate locations and policies to ensure the delivery of a mix of housing, support affordable housing delivery and sites for gypsies and travellers. Includes 17 strategic housing allocations spread

		through out the district.
6	Employment and the Economy	Policies include strategic employment allocations as well as policies to support other industrial and business development away from allocations, and policy to guide development on or adjacewnt to existing employment sites. This ection also includes policies to support the long term delivery/ safeguarding of sites around Dove Valey Park and to the south of the Global Technology Cluster (Infinity Park) in Derby City and secure the regeneration of the Woodville Regeneration Area.
7	Sustainable Development	Includes policies to ensure development contributes towards the delivery of sustainable development including Amenity and environmental quality, flood risk and water quality, contaminated land, minerals safeguarding and sustainable energy.
8	Built and Natural Environment	Includes policies in respect of securing high quality developments and environments associated with new development. Specific policies on Design excellence, The preservation of heritage assets, biodiversity and landscape character and local distinctiveness.
9	Infrastructure	Sets out policies to ensure that new development is supported by appropriate infrastructure including policies on developer contributions, sustainable transport, transport infrastructure improvements schemes, strategic rail freight, East Midlands Airport, community facilities, Green Infrastructure, National Forest Planting, opensapce and sports provision and tourism development.

1.4 LOCAL PLAN VISION

The vision for South Derbyshire is one of sustainable growth, renewal and opportunity. By 2028, the economy will have grown with a more diverse business environment supported by a more skilled workforce. Local communities will be healthy and inclusive and will have access to a range of jobs, housing, education, health, shops, services, facilities and green space by a choice of travel options including public transport and other non-car modes. Climate change and adaption will lie at the heart of our strategy and residents and businesses will be supported to make efficient use of resources and cope with the effects of climate change which are already anticipated- such as reduced water availability and increased flooding.

The strategy for growth will have delivered at least an additional 12,618 homes over the plan period and ensured the District's housing stock is better aligned to the needs of – and available to - everyone, irrespective of their stage of life, income or circumstances. The countryside, rivers, green spaces and networks which connect them, together with the districts cultural and heritage assets will have been protected and enhanced and the quality and diversity of the District's wildlife habitats will have been improved. New development will reflect and reinforce the District's many distinct landscapes and will protect the integrity of our most sensitive wildlife sites, landscapes and heritage assets. South Derbyshire will have continued to be a major ingredient in the success of the National Forest and the District will have become an increasingly important tourist destination in the region.

To accommodate growth, brownfield land and disused buildings will be bought back into beneficial use and major sustainable urban extensions to Derby will have been developed providing a wide range of accommodation to meet the expanding housing needs of the City of Derby and South Derbyshire. The growth potential of Derby and these new urban extensions in particular, will have been unlocked through transport and other infrastructure improvements.

Similarly, as South Derbyshire's principal settlement, Swadlincote will have expanded to the south, east and west, to cater for the needs of South Derbyshire's growing population and cementing the economic and commercial role of the town. The design of all major residential urban extensions will have been shaped by local people and comprehensively designed to provide the highest possible quality living environments being sustainable, prosperous, safe, clean and energy efficient. A culture of good design will also have become established for all developments in the District.

Swadlincote will have become firmly established as a vibrant town in a high quality retail, residential, commercial, leisure and shopping environment. This will have been

achieved through new development within and around the town and improved connections to the wider road network. In particular, substantial investment in leisure and civic facilities will have been developed to support the town's enhanced role as a major shopping and recreation destination. These developments will have complemented successful actions for encouraging investment into, and better management of, Swadlincote Town Centre – guided by a dedicated Vision and Strategy. Such measures will have included the completion of public realm improvements, supporting business development, developing the outdoor market and hosting major events.

Major urban renewal will also have taken place in the wider Swadlincote urban area with the reclamation and re-development of underused and derelict brownfield land south of Woodville. The environment and job opportunities in the area will have been significantly enhanced through the construction of the Woodville Regeneration Route bypassing - and providing relief from traffic congestion at - the Clock Roundabout, opening up land for development and providing better links between Swadlincote and the A42 to the east.

Substantial housing and/or economic growth, facilities and infrastructure will also have been delivered in the key villages of Hatton and Hilton to meet the particular needs of those communities. This will have supported and balanced the significant expansion of employment in Hatton whilst providing some HGV traffic relief and potentially providing the first phase of a Hatton Bypass in the much longer term if needed. Similarly, substantial new provision of local infrastructure will have taken place at Hilton which may have been enabled through a measure of house-building and/or other development.

The vitality and viability of Melbourne town centre will also have been sustained through a combination of careful control over land uses in the core shopping area and more widely through enhanced leisure and cultural facilities.

Meanwhile, sustainable living and working environments throughout the remainder of the villages and other rural parts of the district will have been maintained and through local scale development in keeping with their size, role and character. In tandem, the rich heritage, historic assets and distinctive character of our towns, villages and hamlets will continue to have been respected and enhanced.

1.5 LOCAL PLAN (PART 1) OBJECTIVES

1. To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution.

2. To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities

3. To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources

4. To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities

5. To ensure our communities can be safe, clean, vibrant, active and healthy

6. To ensure sustainable, living and working urban and rural communities

7. To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.

8. To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities

9. To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District

10. To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District.

11. To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations

12. To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure

13. To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA

1.6 RELATIONSHIP WITH OTHER PLANS AND PROGRAMMES

1.6.1 The Part 1 Plan will form part of the overall development plan which will guide new housing and employment delivery up to 2028. The Part 1 Local Plan will be augmented by a Part 2 Local Plan which will outline the location of local scale growth, review the boundaries of settlements, town/village centre boundaries as well as set out further, more detailed, planning policies to guide the detailed design and layout of new development.

1.6.2 All elements of the South Derbyshire Local Plan will work in combination with local plans being proposed in Amber Valley and Derby City to meet the growth requirements within the Derby Housing Market Area. Other than unmet need for Derby City, the plan does not make provision for meeting housing or other development needs in other surrounding authorities including North West Leicestershire and East Staffordshire, both of which are meeting in full their objectively assessed need. Nonetheless strategic development in South Derbyshire close to the boundaries of these authorities (for example around Drakelow Park and Woodville) could increase pressure on local infrastructure outside of the district and to this end we have engaged with neighbouring authorities, including through meetings on our respective plans.

1.6.3 The Plan will also include a range of policies and proposals to deliver other sub regional projects or programmes. For example Joint working with East Staffordshire Borough Council, North West Leicestershire District Council and other local Government Authorities and the National Forest Company in respect of delivering the National Forest project, and cooperation with Lichfield District Council and North West Leicestershire and other statutory bodies (which have produced their own strategies) in respect of tackling water pollution within the River Mease Catchment.

1.6.4 In addition the policies included in the plan will in many instances help to deliver the objectives identified in non land use related plans (see Table 3.1 for a full list of plans reviewed by the Council). For example policies in the plan to ensure the efficient use of water in new development could help local water companies manage water resources and help achieve many of the objectives set out in their water resource management plans. More detailed information on the relationship and synergies between policies set out in the plan and other policies and programmes is set out in the policy appraisal at Chapter 7.

1.7 DELIVERING SUSTAINABLE DEVELOPMENT

1.7.1 In producing the Local Plan (Part 1) we are committed to the promotion of sustainable development. The Brundtland Report released by the World Commission on the Environment and Development defined sustainable development as:

1.7.2 *"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs".*

1.7.3 The key priorities for delivering sustainable development are set out in the UK Government's Sustainable Development Strategy (*Securing the Future*) published in March 2005. These are:

- Sustainable Consumption and Production
- Sustainable Communities
- Natural Resource Protection and Environmental Enhancement
- Climate Change and Energy.

1.7.4 The concept of sustainability lies at the heart of the Planning Process. The National Planning Policy Framework states that *'At the heart of the National Planning Policy Framework is a* ***presumption in favour of sustainable development****, which should be seen as a golden thread running through both plan-making and decision-taking'*. In order ensure that the Local Plan is 'sustainable' we are required to carry out two distinct, but complementary processes. These processes are called Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA). These two processes are considered in more detail below.

1.8 STRATEGIC ENVIRONMENTAL ASSESSEMENT

1.8.1 The European Directive 2001/42/EC enacted in England under the Environmental Assessment of Plans and Programmes Regulations (2004) requires a Strategic Environmental Assessment (SEA) to be completed on all parts of the LDF with the exception of the Local Development Scheme (LDS), and Statement of Community Involvement (SCI).

1.8.2 The purpose of Strategic Environmental Assessment is to *"provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development."* (2001/42/EC Article 1). Put simply the SEA process requires that in preparing the Local Plan we consider its likely effects a broad range of issues such as *biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archeological heritage and landscape* (2001/42/EC annex 1) and determine whether negative effects of implementing the Local Plan can be improved and positive effects enhanced.

1.8.3 By ensuring that Local Planning Authorities consider these issues in detail, the SEA Directive seeks to ensure that environmental considerations are fully integrated in the

preparation and adoption of plans and programmes which are likely to have a significant effect on the environment.

1.9 SUSTAINABILITY APPRAISAL

1.9.1 Whilst SEA focuses upon environmental issues, Sustainability Appraisal (SA) widens the approach to include social and economic issues. The purpose of Sustainability Appraisal is to ensure that the principles of sustainable development are taken fully into account when preparing the Local Development Framework. In preparing all Local Development Documents that will be included within the Local Development Framework Section 19 (5) of the *Planning and Compulsory Purchase Act* (2004) requires that we:

(a) Carry out an appraisal of the sustainability of the proposals in each document;
(b) *Prepare a report of the findings of the appraisal*

1.10 THE COMBINED PROCESS

1.10.1 In England, the requirements for Sustainability Appraisal and Strategic Environmental Assessment have been integrated into a combined 'Sustainability Appraisal'. This combined process is designed to extend the ambit and rigor of the SEA process to include other pillars of sustainability, namely social and economic assessment.

1.10.2 The combined Sustainability Appraisal process seeks to ensure that all relevant Local Development Framework documents are subject to appraisal before they are adopted in order that the environmental, social and economic effects of each plan can be adequately tested and modified prior to adoption.

1.10.3 However it is important to emphasise that the Part 1 Local Plan is strategic in nature. Even the allocation of sites should be considered a strategic undertaking, i.e. a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process and where relevant Environmental Impact Assessment process). The strategic nature of the plan is reflected in the scope of the SA.

1.11 HABITAT REGULATIONS ASSESSMENT

1.11.1 In addition to the SEA and SA we are also required to undertake a separate form of assessment under the Conservation of Habitats and Species Regulations (2010). This assessment known as Habitat Regulations Assessment is required to ensure that:

- A Strategy or Plan either alone or in combination with other plans or projects, would not have a significant effect on a European site, andWhere the plan being produced is not directly connected with the management of the site for nature conservation.

1.11.2 Where the Plan could affect a European site the Council is required to undertake and 'Appropriate Assessment'. European sites referred to include Special Areas of Conservation (SAC) and Special Protection Areas (SPA). Within South Derbyshire there is one Special Area of Conservation; the River Mease SAC. There are a number of other SACs and SPA located in surrounding districts and boroughs.

1.11.3 The Local Plan has been subject to a screening assessment by the planning team to help identify which European Sites could be affected by the proposals included within it. The results of the screening report have been published on the Districts Councils website.

1.11.4 Put simply, however, the conclusions from the Habitats Regulation Screening Assessment are:

- There is no likely significant impact on any SPAs or SACs located outside of the District as a result of implementing the Local Plan.
- There is no potential for growth earmarked within the Local Plan to increase foul water flows to waste water treatment works within the Mease SAC catchment.
- There is no potential for growth earmarked within the Local Plan to increase diffuse water pollution within the River Mease catchment.
- The Water Companies operating in the District have undertaken Habitat Regulations Assessment of their water resource management plans. These have concluded that proposed growth in water demand (associated with new development and changes in demand) will not have any significant impact on water dependent wildlife sites such as the River Mease SAC.
- As the Local Plan will have no impact on the River Mease SAC or any other SAC or similarly protected site in isolation it will not have any impact in combination with other plans and strategies.

1.12 PURPOSE OF THIS REPORT

1.12.1 This report sets out the findings of the Sustainability Appraisal of the South Derbyshire Local Plan. It presents information on the social, environmental and economic effects of implementing the Plan and the appraisal methodology adopted to identify these effects.

1.13 REPORT STRUCTURE

1.13.1 This report contains the following sections:

Section 1 Background (this section)
Section 2: Appraisal Methodology
Section 3: Sustainability Objectives, Baseline and Context
Section 4: Sustainability Appraisal Framework
Section 5: Local Plan Broad Options Appraisal
Section 6: Local Plan Preferred Options Appraisal
Section 7 Policy Appraisals
Section 8: Preferred and Non Preferred Strategic Sites
Section 9 Summary of Plan Effects
Section 10 How the Sustainability Appraisal has Influenced Plan-Making and Mitigation Measures Identified
Section 11 Monitoring
Section 12 What Happens Next

1.13.2 Further detail on the detailed content of this 'Sustainability Report' is set out in tables 1.2 and 1.3.

1.14 COMPLIANCE WITH THE SEA DIRECTIVE AND ENACTING REGULATIONS

1.14.1 The Strategic Environmental Assessment Directive sets out a prescriptive list of the information, which must be included within an 'Environmental Report' published for the purposes of satisfying the requirements of the Directive. The following table sets what these specific requirements are and where they have been addressed in this report.

TABLE 1.2: COMPLIANCE OF THE SUSTAINABILITY (ENVIRONMENTAL) REPORT WITH THE SEA DIRECTIVE†

Requirement of the SEA Directive	Signposts to where requirements of the SEA directive have been fulfilled the Sustainability Appraisal Report
An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Section 1 (paragraphs 1.3-1.5) Section 3 (Vision and Objectives), Section 7 Policy Appraisal
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme[2];	Section 3 Sustainability Baseline and Context Section 5 Broad Options appraisal. Appendix 3 Key Issues
The environmental characteristics of areas likely to be significantly affected;	Section 3: Key Sustainability Issues, Section 5 Broad Options appraisal Appendix 3 Key Issues
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Section 3 Key Sustainability Issues, Section 5, Broad Options Appraisal. Section 6 Preferred Options Appraisal Section 7 Policy Appraisal Appendix 3 Key Sustainability Issues Habitat Regulations Assessment.
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Scoping Report, Section 3, relationship with other plans policies and programmes. Section 4: Sustainability Appraisal Framework Section 5 Broad Options Appraisal Appendix 3: Key Issues
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Section 5, Broad Options Appraisal. Section 6 Preferred Options Appraisal Section 7 Policy Appraisal Section 9 Summary of Plan Effects Appendix 4 Broad options tables Appendix 5 Housing Site Appraisals Appendix 6 Employment Site Appraisals Appendix 7 Incombination Effects
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 5, Broad Options Appraisal. Section 6 Preferred Options Appraisal Section 7 Policy Appraisal Section 11 effects the procees had on Plan development and mitigation. Appendix 3 Key Issues Appendix 5 Housing Site Appraisals Appendix 6 Employment site appraisals
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how[3]) encountered in compiling the required information;	Section 2 Appraisal Methodology Section 5 Broad Options Appraisall Section 6 Preferred Options Appraisal Section 7 Policy Appraisal
a description of measures envisaged concerning monitoring[1]	Section 4 Sustainability Appraisal Framework Section 12: Monitoring
a non-technical summary of the information provided under the above headings. [1]	Separate document published alongside Sustainability Appraisal Report

†Based on SEA checklist set out in *A Practical Guide to the Strategic Environmental Assessment Directive*, ODPM 2005

1.15 COMPATIBILITY WITH THE DCLG REQUIREMENTS FOR SUSTAINABILITY REPORT

1.15.1 The Department of Communities and Local Government (DCLG) also provides guidance on the contents of the 'Sustainability Report'. This guidance largely mirrors the requirements of the SEA Directive in order to ensure that the information to be set out in a combined Sustainability Appraisal and Strategic Environmental Assessment 'Sustainability Report' contains the necessary information to satisfy the requirements of the SEA Directive and Regulations.

TABLE 1.3: COMPATABILITY OF 'SUSTAINABILITY (ENVIRONMENTAL) REPORT' WITH DCLG REQUIREMENTS††		
Structure of the Report	**Components of the SA Report which make up the Environmental Report for the purposes of the SEA Directive**	**Section in the Sustainability Appraisal Report**
Summary and outcomes	▪ Non-technical summary; ▪ Statement of the likely significant effects of the plan statement on the difference the process has made to date. ▪ How to comment on the report	Separate document published alongside Sustainability Appraisal Report Section Summary of Plan Effects Section 10 How the sutsianbility appraisal process has infleucned plan making and the mitigation measures identified Section 2 Appraisal Methodology
Appraisal Methodology	▪ Approach adapted to the SA When the SA was carried out and by whom. ▪ Who was consulted, when and how? ▪ The difficulties encountered in compiling information or carrying out the assessment.	Section 2 Appraisal Methodology, At the start of sections 5, 6 and 7 and Appendix 5 and 6. Section 2 Appraisal Methodology Section 2 Difficulties encountered in undertaking the SA, Section 6 Preferred Options Appraisal, Section 7 Policy Appraisal
Background	▪ Purpose of the SA and the SA Report ▪ Plan objectives and outline of contents. ▪ Compliance with the SEA Directive/ Regulations	Section 1 Background Section 1 Background Section 1 Background
Sustainability objectives, baseline and context	▪ Links to other policies, plans and programmes and sustainability objectives and how these have been taken into account in appraisal. ▪ A description of the social, environmental and economic baseline characteristics and the predicted future baseline. ▪ The main social, environmental and economic issues and problems identified and the limitations of the information, assumptions made etc. ▪ The SA framework, including objectives, targets and indicators	Section 3 relationship with other plans policies and programmes, Section 6 Preferred Options Appraisal Section 7 Policy Appraisal Section 3 Baseline Characteristics of South Derbyshire. Appendix 3. Key Sustainability Issues Section 5 Broad Options Appraisal Section 2 Appraisal Methodology Section 3 Sustainability Baseline and Context, Section 5 Broad Options Appraisal Appendix 3: Key Sustainability Issues Section 4; The Sustainability Appraisal Framework
Plan issues and Options	▪ The main strategic options considered and how they were identified. ▪ A comparison of the social, environmental and economic effects of the options. ▪ How social, environmental and economic issues were considered in choosing the Preferred Options. ▪ Other options considered, and why these were rejected ▪ Any proposed mitigation measures	Section 5 Broad Options appraisal Section 5: Broad Options Appraisal Appendix 4 Broad Options Appraisal Section 5: Broad Options Appraisal Appendix 4 Broad Options Appraisal Section 9 Preferred and non Preferred Sites Appendix 5 Strategic Housing Site Options Appendix 6 Strategic Employment Site Options Section 5 Broad Options Appraisal Section 5 Broad Options appraisal Section 6 Preferred Options Appraisal Section 7 Policy Appraisal
Plan policies	▪ Significant social, environmental and economic effects of the preferred policies ▪ How social, environmental and economic problems were considered in developing the policies and proposals ▪ Proposed mitigation measures ▪ Uncertainties and risks	Section 6 Preferred Options Appraisal Section7 Policy Appraisal Section 6 Prefffered Option Appraisal Section 7 Policy Appraisal Section 9 Preferred and non Preferred Sites Appendix 5 Strategic Housing Site Options Appendix 6 Strategic Employment Site Options Section6 Preferred Options Appraisal Section 7 Policy Appraisal Section 11 Plan evolution and mitigation Appendix 5 Houing Site Appraisals Appendix 6 Employment land Appraisals Section 2 Difficulties encountered in undertaking the SA; Section5 Broad Options Appraisal Section 6 Preferred Options Appraisal Section 7 Policy Appraisal
Implementation	▪ Links to other tiers of plans and programmes and the project level (EIA, design guidance etc.) ▪ Proposals for monitoring	Section 3: relationship with other plans programmes. Section 5 Broad Options appraisal Section 6 Preferred Options Section 7: Policy Appraisal Section 12 Implementation and Monitoring Section 12 Implementation and Monitoring

†† Based on *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*, ODPM 2005 (Appendix 15)

SECTION 2: APPRAISAL METHODOLOGY

2.1 OVERVIEW OF THE SUSTAINABILITY APPRAISAL PROCESS

2.1.1 We have undertaken the Sustainability Appraisal (incorporating the requirements of the SEA Directive) of the Part 1 Local Plan in accordance with guidance published by the Office of the Deputy Prime Minister (ODPM) in November 2005[1]. However whilst we recognise that this guidance sets out information to assist Local Planning Authorities to comply with the SEA Directive, it is not intended as a legal interpretation of the Directive. As such, in undertaking the sustainability appraisal of the Local Plan the ODPM guidance has been considered in conjunction with the Directive[2], the Regulations[3] which transpose the Directive into English law, The Planning Act[4], The Localism Act[5], and the Town and Country Planning Regulations 2004[6] together with other relevant planning guidance and case law.

2.2 SUSTAINABILITY APPRAISAL STAGES

2.2.1 The Sustainability Appraisal process is broadly split into 5 key stages:

Stage A: Setting the context and Sustainability Objectives, establishing the baseline and deciding on the Scope
Stage B: Developing and refining options and assessing effects
Stage C: Preparing the Sustainability Appraisal Report
Stage D: Consulting on the draft Local Plan and the Sustainability Appraisal Report
Stage E: Monitoring the implementation of the Plan

2.2.2 **Stage A** of the Sustainability Appraisal process requires that the Authority collect detailed information on the character of the District. This information is gathered by reviewing general data and statistics on the environmental, economic and social characteristics of the plan area and by reviewing other relevant plans and programmes (and their objectives and targets) that are related to the plan. This information is then used to identify key issues affecting the plan area, and to establish a Sustainability Appraisal Framework (a set of sustainability objectives and indicators, against which plan options can be appraised). The information collected during this stage of the appraisal process is set out in a **Scoping Report** that was published for consultation in June 2008 and updated in Autumn 2012.

2.2.3 Following on from the Scoping Report consultations the Council assessed responses received back from consultees and used them to inform a second stage of work **(Stage B).** During this stage the Council, in consultation with local communities, identified and appraised the different options (or ways) that we could deliver our Plan objectives. This appraisal work is then used to identify our preferred options, which have been subjected to further appraisal.

2.2.4 The likely impacts of implementing the different broad and preferred growth options were set out in an interim report **(Stage C)** published along the Draft Local Plan. In particular this report sought to identify the key impacts that would arise if each identified option was implemented. Impacts are considered in terms of their magnitude, geographical scale, the period of time over which they will occur, whether

[1] ODPM (November 2005) S*ustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities*, ODPM, London.
[2] *DIRECTIVE 2001/42/EC OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 27 June 2001 on the assessment of the effects of certain plans and programmes on the Environment*
[3] *The Environmental Assessment of Plans and Programmes Regulations (Statutory Instrument 2004 No.1633),* The Stationery Office Limited
[4] The Planning and Compulsory Purchase Act (2004), the Stationery Office
[5] The Localism Act (2011), the Stationery Office
[6] The Town and Country Planning (Local Development) (England) Regulations 2004 *(Statutory Instrument 2004 No.2204)* The Stationery Office Limited

they are permanent or temporary, positive or negative, frequent or rare, and whether or not there are likely to have cumulative and/or synergistic effects. Where significant effects on the environment or on the local communities or the economy are identified, mitigation measures (including avoidance, offsetting and enhancement measures) are suggested.

2.2.5 Earlier drafts of this report were consulted upon alongside the draft Local Plan **(Stage D)** and pre-submission draft of the Local Plan. This report will be submiited alongside the submission of the Local Plan to the First Secretary of State for Independent Examination.

2.2.6 A Planning Inspector appointed by the Secretary of State will then consider the Soundness of the Local Plan, using the submitted Sustainability Appraisal to inform his or her final opinion.

2.2.7 Once the Local Plan is adopted the final part of the appraisal process will be to monitor the implementation of the Plan against the Sustainability Appraisal Framework **(STAGE E)**. This will allow the Council to identify and respond to any unforeseen adverse effects that arise from the implementation of the Local Plan.

2.3 WHO HAS CARRIED OUT THE SUSTAINABILITY APPRAISAL?

2.3.1 South Derbyshire District Council's Planning Policy Team has undertaken the Sustainability Appraisal. The identification of baseline data, key issues and the development of the Council's Sustainability Appraisal Framework and the appraisal of options against this framework was undertaken in consultation with other Council Departments. These included teams from Environmental Protection, Housing, Economic Development, Leisure Services, and Crime and Disorder. We have sought to undertake the appraisal 'in-house' in order to ensure that the results are fully integrated with the preparation of the Local.

2.3.2 The appraisal has also been informed through liaison with infrastructure providers, meetings with site owners and developers; consultation through the Plan making process with members of the public and joint working and/or liaison with neighbouring authorities including HMA partner Authorities.

2.3.3 External consultation was sought initially on the scope of the Sustainability Appraisal in June 2008 with the Environment Agency, Natural England and English Heritage alongside a number of other environmental, economic and social stakeholders invited to comment. A refresh of the Council's scoping report was undertaken in July 2012. An updated scoping report is available to view here

2.3.4 Further detail on the Sustainability Appraisal Process and how it links in with the Local Plan preparation process, including relevant dates that the specific stages of work will be undertaken, is set out at Figure I over the page.

2.4 WHEN WAS THE SUSTAINABILITY APPRAISAL CARRIED OUT?

2.4.1 The Sustainability Appraisal for the Local Plan commenced in January 2010 with all work updated to reflect on-going evidence collection and the revised scoping report. Work on the appraisal is on-going.

2.5 DIFFICULTIES ENCOUNTERED IN UNDERTAKING THE SUSTAINABILITY APPRAISAL

Difficulties

- The preparation of the Local Plan has taken place over a number of years, with the first consultation being undertaken in 2009 and adoption of the Local Plan expected in 2015. Over this period there have been many changes to planning guidance including the deletion of the Derbyshire Structure Plan, the publication and subsequent revocation, reinstatement and deletion of the East Midlands Regional Plan and the deletion of national Planning Policy Guidance notes and statements (PPGs and PPSs) and their replacement with the a single National Planning Policy Framework. Coupled with this the Council's approach to planning has shifted from a top down approach (where housing requirements for the District were specified within the Regional Plan), to an approach which embraces the governments 'localism' agenda, with housing and indeed employment requirements being generated locally based on our own objective assessment of demographic changes and local need.

- In tandem with these changes in policy there have been significant changes to monitoring data over the plan preparation period. In respect of the sustainability appraisal this has meant that a number of proposed plans and strategies initially identified as being relevant to the South Derbyshire Local Plan and indicators included in the SA framework have needed to be updated to reflect changes in policy and policy monitoring. The Council has consulted upon an updated scoping report (in 2012) in order to ensure that it Sustainability Appraisal Framework and the proposed monitoring measures remain up to date. However despite changes, amendments to the scope of the consultation have been relatively minor. A detailed list of scoping report changes to reflect consultation comments including changes to policy and monitoring data is set out at Appendix 1.

- Much of the evidence collected to support the Sustainability Appraisal has also changed or been updated since work initially began in 2010. In addition, the Council has also commissioned (and continues to commission new evidence to inform the emerging Local Plan). Sustainability Appraisal is an iterative process and the Council has sought to amend its appraisals where updated evidence points to materially different impacts compared to those identified during early stages of work. Where appraisals have been reviewed and updated this is documented in the individual assessments set out at Appendix 4

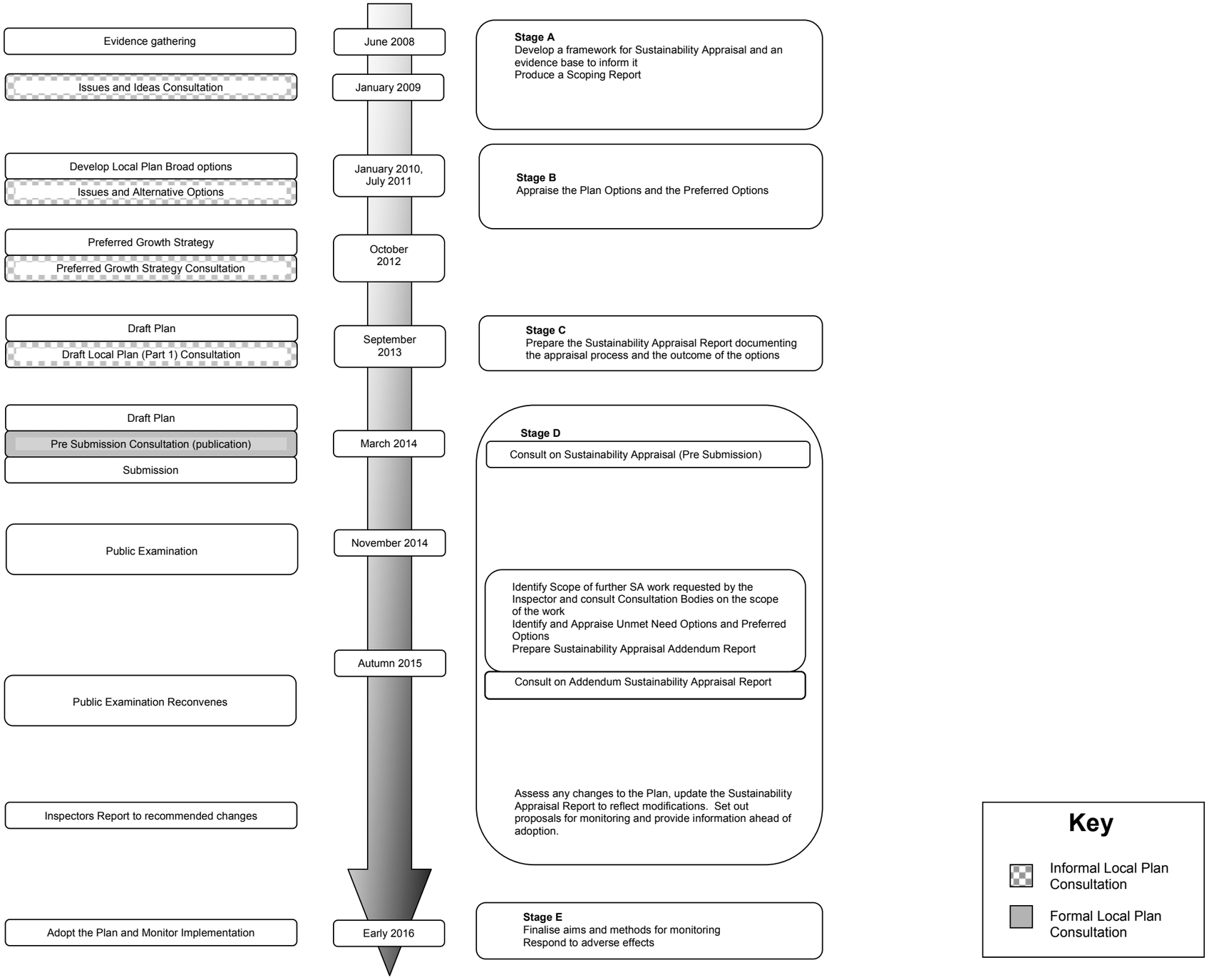
- Whilst to date, the Council has already commissioned significant evidence regarding the environment and social and economic baseline in South Derbyshire and how this could change in the future, there are still gaps in our knowledge. The Council is working to fill these 'gaps' through continued evidence collection and consultation and or on-going consultation with key stakeholders such as the Local Education Authorities and schools). The Council will continue to update its appraisal work to reflect emerging evidence as it emerges.

- Aligned Local Plans are being prepared across the Derby Housing Market Area (HMA). As such the effects of allocations and detailed policies in Derby City and Amber Valley's Local Plan could have significant impacts on the District in combination with our own Local Plan, especially where new developments are proposed close to the District boundary. In order to ensure that the Plans of HMA wide Authorities are coordinated, the HMA Authorities have commissioned much joint evidence and are looking to produce broadly aligned Local Plans. Further, the HMA Authorities continue to share appraisals in order that we understand the likely effects of our own growth in combination with nearby growth, we have also undertaken some joint appraisal work in respect of meeting Derby City's unmet need in Amber Valley and South Derbyshire. This will allow increased confidence in the in combination (cumulative) assessment included later in this report as clearly there will be certainty over the scope and detail of plans across the Housing Market Area. In addition South Derbyshire has liaised with both North West Leicestershire and East Staffordshire on their emerging plans and has, in producing our own appraisal, had regard to the findings of their draft sustainability appraisal work and habitat regulations assessments.

- Most options consisted of discreet options although is respect of strategic housing there are actually many different housing growth options available along a continuum. This is considered in Issue 1 Appendix 4. However, clearly the delivery of 100 homes per year would not have a significantly different effect than the development of 101. The Council has therefore sought to appraise a total of seven housing options ranging from 267 dwelling per year to 1045 per year. Initially within the Issues and Alternative Option Consultation in 2010 the Council sought to identify a high, medium and low housing growth option. A further option, based on recent building trends, was also identified as the Business as Usual scenario. Following the completion of a study into housing need and local demographic changes by GL Hearn a further option was also added. Subsequent to this a further two discreet options have been subject to appraisal representing a housing needs requirement identified by Pegasus Group (on behalf of a consortium of developers in December 2012) and to reflect an update to the HMA wide housing requirement to reflect updated Census (2011) data. The Authority will continue to appraise other realistic discreet options where these are identified, although clearly there is a need to minimise the number of discreet housing options tested through the SA to keep the process manageable and to encourage participation and comment on the appraisals from stakeholder and other interested parties.

- Finally some of the options assessed within the Sustainability Appraisal are spatial. For example where new housing or employment land should be located. In these cases it is difficult to predict the exact nature of impacts of varying options as these impacts are largely determined by the exact location of development proposals and the way development is implemented. Where such uncertainties exist this will be documented in individual appraisals and where appropriate measures to provide certainty over the nature and direction of impacts will be documented within detailed appraisals.

Figure i: Local Plan and Sustainability Appraisal Processes.



2.6 CONSULTATION ON THE SCOPE AND FINDINGS OF THE SUSTAINABILITY APPRAISAL

2.6.1 In addition to internal consultation and involvement, there is a specific requirement for us to engage with statutory consultation bodies and public consultees at certain stages of the combined Sustainability Appraisal and Strategic Environmental Assessment Processes. These requirements are set out in the SEA Regulations and reiterated in guidance published by the ODPM [7]

2.6.2 In determining the 'Scope of the Sustainability Appraisal (the level of detail and information to be used to appraise the plan options), the SEA regulations requires that the three statutory environmental consultation bodies should be consulted for a period of five weeks. We consulted the following three organisations by posting out a complete copy of the Scoping Report for a five week period commencing October 2008:

- Environment Agency
- English Heritage
- Natural England

2.6.3 In addition, Government guidance[6] recommends that other community groups, and social and economic bodies should also be consulted at this stage. As such we also sent out complete copies of the draft Scoping Report to the following organisations for a five-week period at the same time as the statutory consultation bodies:

- Government Office for the East Midlands (GOEM)
- Government Office for the West Midlands (GOWM)
- East Midlands Development Agency (EMDA)
- Advantage West Midlands (AWM)
- East Midlands Regional Assembly (EMRA)
- West Midlands Regional Assembly (WMRA)
- Adjoining Local Planning Authorities
- Derbyshire County Council
- Staffordshire County Council
- Leicestershire County Council
- The National Forest Company
- Highways Agency
- Network Rail
- Severn Trent
- South Staffordshire Water
- National Grid Transco
- Council for the Protection of Rural England (CPRE) (Derbyshire Branch)
- Friends of the Earth (FoE)
- Royal Society for the Protection of Birds (RSPB)
- Derbyshire Wildlife Trust
- Staffordshire Wildlife Trust
- Leicestershire Wildlife Trust
- South Derbyshire Local Strategic Partnership (LSP)
- Home Builders Federation
- Forestry Commission
- Derbyshire Dales and South Derbyshire Primary Care Trust
- East Staffordshire Primary Care Trust
- Central and Greater Derby Primary Care Trust
- Sport England (East Midlands Region)

[7] ODPM (November 2005) S*ustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities*, ODPM, London.

- Derbyshire Constabulary

2.6.4 Parish Councils and Council Members were also informed of where and how to view and comment on the Scoping Report by direct mail. And whilst a full public consultation was not required at this stage of the Sustainability Appraisal process, we published the Scoping Report on the Council's website, and made it available to view at the Council Offices for any members of the public interested in the process or wishing to make any comments.

2.6.5 Comments submitted regarding the 'scope' of the Sustainability Appraisal and the amendments made to the information set out in the Scoping Report following this stage of consultation are set out at Appendix 1: An updated version of the Scoping Report and a complete list of the changes made in response to consultation have been available to view on the District Councils website since January 2010.

2.6.6 In addition to the Scoping Report consultation undertaken in October 2008, the Council has also alerted relevant authorities to a number of minor changes to the Authority's Scoping Report which have arisen as a result of changes to National Government policy and alterations or deletion of national indicators. The Council alerted relevant authorities to the publication of an updated scoping report in July 2012 and invited comment during a five-week consultation period, which closed September 2012. A copy of the updated Scoping Report together with a summary of comments received back is available to view on the Council's website.

Consultation on the Draft Sustainability Appraisal (September 2013)

2.6.7 The initital (working) draft of the Sustainability Appraisal was first published for consultation alongside the Draft Local Plan in September 2013. In total 58 responses were received concerning the content and or scope of the appraisal. Of these 13 consultees stated that they had no comment to makes. 5 consultees indicated that they had not been able to view a copy of the appraisal (It was available to view on the Council's website and at local libraries and the Council Offices), whilst a further 6 respondees made comments not directly related to the appraisal. A summary of the remaining 34 responses is outlined in brief below but can be viewed at: http://www.ldf.consultations.south-derbys.gov.uk/Default.aspx

2.6.8 A total of seven responses were made in respect of development in Etwall these related to floodrisk, transport effects, affordable housing need and the overall scale of growth proposed in the village. A number of consultees also raised concerns over the level of certainty included within appraisals for Etwall. In order to improve the accuracy of the appraisal the Council has sought to augment the evidence it had previously collected with more detailed evidence where this is available. Sources of additional information include site specific planning applications, or evidence provided by developers to support requests for EIA screening opions or provided in response to local plan consultations. Further information has also been gathered through continued dialogue with key stakeholders such as local schools, and infrastructure providers. However it is acknowledged that there remains uncertainty in respect of some issues, for example education, and where such uncertainty exists this has been documented within the SA report and where appropriate consideration of how this uncertainty can be reduced outlined in the report.

2.6.9 Two responses were recived in respect of the Aston Hall Hospital site. These related to the need to fully investigate drainage and ground water prior to site development. In identifying sites the Council has considered flood risk (including from surface water flooding) and liaised with Severn Trent who have been able to provide information on the capacity of local serage networks and treatment works to accommodate growth.

A further comment was received suggesting the need for the appraisal to define the term sustainable. This information is included in the appraisal at section 1.7.

2.6.10 A number of comments were received regarding Policy SD1 and the use of viability clauses to allow requirements to be waived or for the use of carbon offsetting where viability is an issue. A number of residents considerd that allowable solutions should not be permitted. However, since consulting on the Plan and associated Sustainability Appraisal government policy is respect of zero carbon homes has changed and will be dealt with through building regulations rather than the planning system. Further information on this issue is set out in the policy appraisal of policy S3 set out at section 7 of this report.

2.6.11 A further response considered that Option Three (a greater role for rural settlements) of the housing distribution options (Issue 3) is not evidence based in that it seeks to limit the number of development opportunities and yet the proposal should be more open as most settings will have some opportunity for development especially in light of government policy for greater flexibility in use of greenfield settings. However the SA details the Council's preferred option in respect of housing distribution and details that in many rural communities strategic levels of growth could result in significant effects. The Councils approach does however seek to recognise that there is some potential for development in villages with some strategic sites being located in rural locations and further provision for non strategic levels of growth through the Part 2 Plan.

2.6.12 A further comment noted that the consideration given to options in the Sustainability Appraisal (SA) is not sufficient to underpin the policy proposals in village locations. In particular it was highlighted that the SA only gives broad consideration to the amount of development within sub-areas and is therefore only sufficient to support the allocation of broad housing numbers within these areas. The response further noted the need for site-level consideration of proposed allocations and all the available options to provide strategic sites. Whilst the methodology use to appraise the sites outlined in the Plan was consistent, changes to the presentation of the appraisal were made to the SA report in response to this comment.

2.6.13 A number of comments were received from statutory consultees including Highways England (previously the the Highways Agency), Heritage England (previously English Heritage) Natural England and the Environment Agency. Highways England commented that the 'evidence used to inform the assessment appears robust and having been derived from a multitude of different sources. However, other than an amendment to the Local Plan objectives, it is not clear whether it has had any impact on the type, extent or location of the preferred options'. Information on these issues is set out in Sections 5, 6, 7 and 9 of the SA report. However subsequent to this reponse the information set out in the highlighted sections have been collated into a summary of the effects the SA process has had on plan development included at Section 11 of this report.

2.6.14 Heritage England highlighted that 'with regard to cultural heritage issues, many impacts are cited as unknown, and specifically with regard to growth, the inclusion of an appropriate policy is required to reduce the likely effect of large scale development and growth on cultural and heritage assets (page 140). Linked to our comments made for policy BNE2 (Heritage Assets) this supports the need for more detailed development management policies to achieve this level of detail'. This conmment has been noted and changes made to the Plan policy and proposals made for the provision of additional development management policies in the Part 2 Local Plan.

2.6.15 The Environment Agency's response commented that the Draft Local Plan has been thoroughly and comprehensively tested by the Sustainability Appraisal Report, which has informed the draft policies. It did however make a number of minor recommendations cheifly regarding monitoring but also regarding surface water and flood risk. A number of minor changes were been made to the SA framework in respect of this consultation response.

2.6.16 Natural England generally considered that draft the Sustainability Appraisal comprehensively covered natural environment issues and meets the requirements of the SEA Directive. However Natural England suggested a number of changes to the content of the report including in respect of landscape and green infrastructure. One suggested change was for the inclusion of an additional SA objective to protect, enhance and increase green infrastructure across the District. Whilst this change was considered it was ultimately decided that the inclusion of such a policy would duplicate many of the aspects of other objectives already included in the Sustainability Appraisal Framework incuding those to avoid damage to designated sites and species and enhance biodiversity and geodiversity across the district; to improve the health and wellbeing of the population; to improve the quality of new development and the existing built development and to conserve and enhance the district's landscape and townscape character.

2.6.17 A total of eight responses were received from developers. These related to the amount of housing growth for South Derbyshire (Issue 1) and the distribution of new homes. The need for housing development in the rural villages to be progressed through the Part 1 Local Plan rather than a subsequent part 2 document in order to fully meet objectively assessed housing need. In addition a further comment was received suggesting that in the absence of any detailed assessment of the site opportunities and constraints, the 'Strategic Sites' may not deliver the level of housing anticipated, placing additional development pressure on less suitable land across the District. Whilst this point is noted the identification of strategic sites is based on the Council's Strategic Housing Land Availability Assessment. As such the constrainst and opportunities on potential strategic site have been identified through this process and the findings fed into the site appraisals included in the SA. A number of developers have indicated that they support the findings and conclusions of the sustainability appraisal, whilst other developers have queried some of the 'scores' assigned sites which they have an interest in or have sought to provide additional information to the Authority to help clarify the potential effects of a proposed development.

2.6.18 Other comments made which relate to the Plan itself rather than the content of scope of the Sustainability Appraisal include the need to define community facilities within the Plan. In additional one consultee highlighted the unbalanced distribution of homes on the southern edge of Derby which in turn was highlighted as likely to have a significant effect on infrastructure in the city. The likely effects of the Council's housing and employment land distribution strategy is fully explored in the appraisal and moreover the District Council continue to work with Derby City to meet the needs of the Derby Housing Market Area, including through accommodating some of Derby City's housing need on the edge of the City in South Derbyshire.

Consultation on the Presubmission Draft Sustainability Appraisal (March 2014)

2.6.19 A total of 13 consultees made comments on the the scope or content of the Draft Sustainability Appraisal which was published alongside the Pre-Submission Local Plan in March 2014.

2.6.20 A number of respondees highlighted inconsistencies in the conclusions drawn for locationally similar sites. Specifically the content of the site appraisals in respect of sites in Mickleover at New House Farm and Hackwood Farm were highlighted and the site appraisals have been amended and the conclusions explaining the justification for site selection clarified in respect of these sites.

2.6.21 Further comments were received regarding the explanation for not including strategic sites at Lowes Farm and Newton Road (Winshill) as preferred development sites. Again the justification for not including these sites as allocations in the plan have been clarified. The same consultee also raised concerns regarding the inclusion of strategic sites around Burton in the rural villages section of the SA given that they are urban extensions to Burton and as such are at the 'top of the settlement hierarchy.' Whilst these comments are noted the sequence in which sites are considered in the SA reflects the historic layout and formatting of the Local Plan and in no way has diminished the consideration of site suitability through the SA . Nonetheless the report has been slightly amended at Chapter 9 to reflect these comments.

2.6.22 A further consultee highlighted an accuracies relating to the assessment of the Etwall Policy included in the Plan which overlooked the potential cultural heritage assets located in the vicinity of Sutton Lane. However, the Sutton Lane site has now been removed from the Plan and the remainder of the policy appraisal concerning the Willington Road site updated to reflect this.

2.6.23 A further consultee considers that the appraisal has been undertaken without any proper consideration of the option as the are a number of sites in a specific village (in this case Etwall) which could accommodate between 40 and 218 dwellings and the SA has only considered sites capable of accomodationg 100 homes or more and has not considered the development of multiple sites which cumulatively could deliver a hundred or more homes. However, it should be noted that where multiple sites are adjacent or conjoined these have been assessed as a single site through the SA because they could be physically assembled and developed as such.

2.6.24 However, the purpose of the Part 1 Local Plan is to identify and allocate strategic sites. These have been defined for the purposes of preparing the Part 1 Local Plan as sites which can accommodate over 100 dwellings. On this basis it is not considered reasonable to assess potentially endless permitations of small sites which could obviously deliver over a hundred homes across 2, 3 or possibly more sites in combination within a settlement or broad area, but individually are not strategic and could not be assembled to make a single physically conjoined site. Moreover sites smaller than a hundred homes and would not make a notable contribution towards housing delivery (note even a development of 100 homes would only deliver 0.74% of the districts housing requirement to 2028). Instead a allowance has been made for locally scaled growth to be considered through the Part 2 Local Plan which will sit alongside the Part 1 Local Plan. Smaller sites to be bought forward within the Part 2 Plan will be considered through the sustainability appraisal for this document. Clearly these two documents together with form the substantive part of the South Derbyshire Local Plan.

2.6.25 A number of responses were also received regarding the floodrisk issues and a proposed housing allocaton in Hilton. Specifically that:

- Site proposed for allocation is located in a high flood risk area
- The Sustainability Appraisal has failed to consider reasonable alternatives in the process that has led to the selection of the site for allocation, and
- The Sustainability Appraisal has failed to fully and properly consider the impacts of flood risk in the process that has led to selection of the site for allocation.

2.6.26 However, the was updated to include further information on the sequential test (for flood risk) in line with these comments. Moreover in respect of this site more up to date flood risk information has informed the appraisal reflecting the detailed findings of the Flood Risk Assessment prepared to support the planning application for the Hilton Depot site. This site is now consented and works on site have begun.

2.6.27 Moreover the Sustainainbility Appraisal identified and appraised a number of potential strategic sites within Hilton against a consistent methodology and indeed acknowledges that some of the sites considered are at lower levels of floodrisk than the preferred Hilton Depot site. However the appraisal also identifies that the proposed housing site would perform better in respect of a number of wider sustainability issues than other sites within the village. It is considered that these benefits outweigh floodrisk on the allocation site.

2.6.28 A final response was received regarding the development site at Broomy Farm. This response was broadly supportive of the findings of the appraisal work of this site and provided further information on the likely delivery of the site.

SECTION 3: SUSTAINABILITY BASELINE AND CONTEXT

3.1 LINKS TO OTHER POLICIES, PLANS AND PROGRAMMES AND SUSTAINABILITY OBJECTIVES

The parts of the SEA Directive Requirements considered in this section
The need for the Environmental (Sustainability) Report to provide information on: "The relationship of the Plan with other relevant plans and programmes" (Annex I(a)) "the environmental protection objectives established at international [European] community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation". (Annex I(e))

3.1.1 A fundamental part of undertaking a sustainability appraisal of the Local Plan is the identification and assessment of the relationships between the Plan and other relevant plans and strategies established at international, European Community, national, and local levels.

3.1.2 The purpose of identifying and reviewing other plans and strategies is to allow us to identify potential synergies, or inconsistencies between the objectives set out in the proposed Local Plan and other policies, plans and programmes.

3.1.3 A list of plans, policies and programmes, relevant to the Local Plan has been compiled and analysed by the District Council's Planning Policy Team. This list, (originally published as an appendices to Local Plan Scoping Report in June 2008) has been updated to reflect comments received back during the 2012 update consultation and incorporate the release of up to date planning guidance such as the National Planning Policy Framework. A summary of the plans and programmes reviewed is listed below:

TABLE 3.1: OTHER POLICIES PLANS AND PROGRAMMES RELEVANT TO THE SOUTH DERBYSHIRE PART 1 LOCAL PLAN

INTERNATIONAL (INCLUDING EU LEVEL) PROGRAMMES, PLANS AND STRATEGIES	
Biodiversity/Flora & Fauna	
i	Convention on biodiversity Rio De Janeiro 1992
ii	European biodiversity strategy 1998
iii	Bern Convention on Conservation of European Wildlife and Natural Habitats 1979
iv	Habitats Directive (1992/43/EC) Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora
v	Wild Birds Directive (79/409/EEC)
Population and Human Health	
vi	European Sixth Environmental Action Programme – Environment 2010. Our future our choice
vii	European Strategy for Sustainable Development A Sustainable Europe for a Better World
viii	Aarhus Convention- Convention to Access to information, public participation in decision making and access to justice in Environmental matters (UNECE,) 2001
Material Assets	
ix	European Spatial Development Perspective: Towards Balanced and Sustainable Development of the Territory of the European Union
Soil, Water and Air	
x	Council Directive 75/442/EEC on waste, as amended by Council Directive 91/156/EEC.
xi	Water Framework Directive (2000/60/EC)
xii	Air Quality Framework Directive (96/62/EC) (and Amending Acts)
xiii	The European Directive on the Assessment and Management of Flood Risks (2007/60/EC)
xiv	EC Groundwater Directive (80/68/EC)
Climatic Factors	
xv	UN Framework convention on climate change 1994
xvi	European Climate Change Programme
Landscape	
xvii	European Landscape Convention

NATIONAL PROGRAMMES	
Biodiversity Flora and Fauna	
1	Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
2	Working with the grain of nature: A biodiversity strategy for England (2011)
3	England Biodiversity Strategy Climate Change Adaptation Principles Conserving biodiversity in a changing climate (2008)
Population and Human Health	
4	National Planning Policy Framework (2012)
5	Planning Policy for Traveller Sites (2012)
6	The UK Government Sustainable Development Strategy (2005)
7	Laying the Foundations: A Housing Strategy for England (2011)
8	Creating a sporting habit for life Sport England strategy 2012-17
9	Strategic Framework for Road Safety (2011)
10	Healthy Lives, Healthy People: Our strategy for public health in England (2010)
11	Noise Policy Statement for England (2010)
Material Assets	
12	Creating growth, cutting carbon: making sustainable local transport happen (2011)
13	A Strategy for Sustainable Construction (2009)
14	National Infrastructure Plan (2011)
Soil, Water and Air	
15	Updated national waste planning policy: Planning for sustainable waste management Draft for Consultation (2013)
16	Future Water: The Government's Water Strategy for England (2008)
17	Water for Life (2011)
18	National Flood And Coastal Erosion Risk Management Strategy For England (2011)
19	Government Review of Waste Policy in England (2011)
20	Safeguarding our Soils A Strategy for England (2011)
21	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
Climatic Factors	
22	Planning our electric future: a White Paper for secure, affordable and low carbon electricity (2011)
23	The Carbon Plan: Delivering our Low Carbon Future (2011)
24	Energy Efficiency Strategy (2012)
25	Energy Security Strategy (2012)
Cultural Heritage (including architectural and archaeological heritage)	
26	National Heritage Protection Plan (2013)
27	Government Tourism Strategy (2011)
Landscape	
28	--
REGIONAL AND SUBREGIONAL PLANS AND STRATEGIES	
Biodiversity /Flora & Fauna	
29	Lowland Derbyshire Biodiversity Action Plan (2011)
30	National Forest Biodiversity Action Plan (2011)
31	Lowland Derbyshire and Nottinghamshire Local Nature Partnership Vision and Action Plan (2012)
Population and Human Health	
32	National Forest Strategy 2014-2024
33	Derbyshire's Sustainable Community Strategy 2009-14
34	Derbyshire Health and Wellbeing Strategy 2012-2015 (2012)
Material Assets	
35	Derbyshire Local Transport Plan (LTP) 3 (2011)
36	Derbyshire Rights of Way Improvement Strategy (2004)
37	East Midlands Airport Masterplan (2006)
38	D2N2 Local Economic Partnership Strategy for Growth 2013-23 (2013)
39	Derbyshire Greenways Strategy (2006)
Soil, Water and Air	
40	Looking after Derbyshire's Waste (2006)
41	Water Resources Strategy for the East Midlands (2009)
42	Humber River Basin Management Plan
43	Draft Humber River Basin 2015 : Challenges and Choices (2013)
44	Managing Flood Risk: River Trent Catchment Flood Management Plan (2010)
45	The Tame Anker, and Mease Abstraction Licensing Strategy (2013)
46	The Lower Trent and Erewash Abstraction Licensing Strategy (2013)
47	The River Dove Abstraction Licensing Strategy (2013)
48	The Derbyshire Derwent Abstraction Licensing Strategy. 2013
49	River Mease Water Quality (Phosphate) Management Plan (2011)
50	River Mease Diffuse Water Pollution Plan (2011)
51	River Mease SAC/SSSI River Restoration Strategy (2012)
52	Lower Derwent Flood Risk Management Strategy (2011)
53	Severn Trent Water Resource Management Plan (2010)
54	Draft Severn Trent Water Resource Management Plan (2013)
55	South Staffordshire Water Resource Management Plan (2014)
57	Minerals Local Plan April 2000 (Incorporating First Alteration: Chapter 13-Coal November 2002)

Climatic factors	
58	**---**
Cultural Heritage (including architectural and archaeological heritage)	
59	A Vision and Action Plan for Sustainable Tourism in the National Forest (2009)
Landscape	
60	Landscape Character of Derbyshire (2014)
LOCAL STRATEGIES	
Population and Human Health	
61	South Derbyshire Sustainable Community (2009-2029)
62	Saved South Derbyshire Local Plan (Adopted Version) May 1998
63	South Derbyshire Corporate Plan 2009-14
64	South Derbyshire Housing Strategy (2009)
65	South Derbyshire Playing Pitch Strategy (2011)
Material Assets	
66	Swadlincote Town Centre Vision and Strategy 2012
67	South Derbyshire Cycling Strategy (SPG)
68	Swadlincote Walking Strategy Supplementary Planning Guidance (SPG)
Soil; Water and Air	
69	---
Cultural Heritage (including architectural and archaeological heritage)	
70	Heritage Interpretation Strategy

3.1.4 The plans, policies, programmes and studies reviewed provide different types of information and fulfil several roles, for example:

- The provision of baseline data
- The inclusion of objectives which the Local Plan should have regard to
- A strategic or overarching policy steer that guides the 'nature' or format of policies to be included in the Local Plan
- An indication of the likely effects of implementing the Local plan 'in combination' with other plans and strategies.

3.2 BASELINE CHARACTERISTICS

The parts of the SEA Directive Requirements considered in the section:
The need for the Environmental (Sustainability) Report to provide information on: "relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" and "the environmental characteristics of the areas likely to be significantly effected" (annex I(b) and (c)) "any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as designated pursuant to Directives 79/409/EEC and 92/43/EEC" (annex I(d))

3.2.1 Baseline information provides the basis for predicting and monitoring the effects of implementing the proposed Local Plan and helps identify sustainability problems (or key environmental, social and economic issues) and the possible options for dealing with them.

3.2.2 The baseline data collected by the District Council was drawn largely from existing sources. Key sources included nationally or regionally produced data sets including:

- The Office of National Statistics website (including Census Data, NOMIS and Neighbourhood Statistics)
- the Land Registry data for the District
- the East Midlands Public Health Observatory (Health Profile for South Derbyshire)

3.2.3 This data has been supported by the collection of extensive locally produced data and studies as follows:

- The Derby Housing Market Area Housing Requirements Study
- The Derby Housing Market Area Strategic Housing Market Assessment
- Derby Housing Market Area Wide Strategic Housing Land Availability Assessment (SHLAA)
- Strategic Site Summaries (for housing and employment sites)
- Local Rural Housing Needs Studies
- Derbyshire Gypsy and Travellers Accommodation Needs Assessment
- Derbyshire Housing Market Area Wide Employment Land Study
- Derby Housing Market Area Transport Assessment
- South Of Ashbourne Rural Accessibility Study
- Swadlincote Retail Needs Study
- Derby Housing Market Area Assessment of renewable energy capacity and potential within the District
- Conservation Area Appraisals
- Derbyshire Landscape Character Assessment
- Derbyshire Areas of Multiple Environmental Sensitivity Study
- Trent Valley Landscape Sensitivity Study
- Strategic Sites Landscape Assessment (Where LVIAs have not already been submitted to the Authority)
- Technical Assessment of the Nottingham and Derby Green Belt
- Derby City Green Wedge Study
- PPG17 Study and Assessment (Open Space Audit)
- South Derbyshire Environmental Audit
- South Derbyshire Level 1 Strategic Flood Risk Assessment
- Plan Wide Viability Review
- South Derbyshire Infrastructure Delivery Plan

3.2.4 In addition a number of locally produced, sources of baseline data were considered including the District Council's Area Profiles and topic papers as follows:

Area Profiles

1. Area Profile - Aston
2. Area Profile - Etwall
3. Area Profile - Hatton and North West
4. Area Profile - Hilton
5. Area Profile - Melbourne
6. Area Profile - National Forest North
7. Area Profile - National Forest South
8. Area Profile - Repton
9. Area Profile - Stenson
10. Area Profile - Swadlincote
11. Area Profile - Willington

Topic Papers

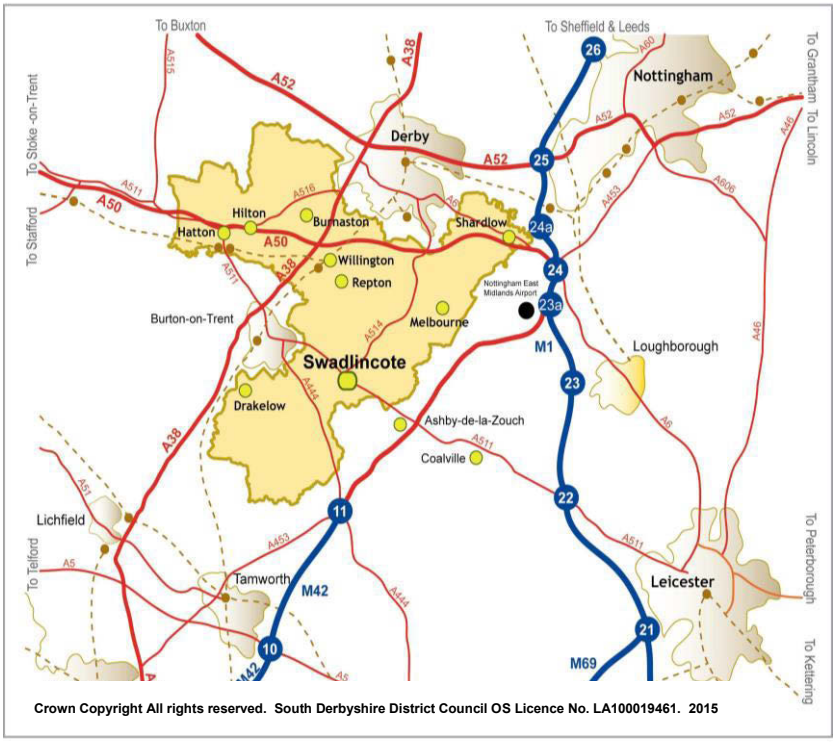
1. Housing
2. Economy
3. Retail and Leisure
4. Transport
5. Social & Green Infrastructure
6. Climate Change and Renewable Energy
7. Water and Flooding
8. Built Environment
9. Spatial Vision and Strategy

3.3 SUMMARY OF KEY BASELINE CHARACTERISTICS OF SOUTH DERBYSHIRE

3.3.1 The District of South Derbyshire covers an area of approximately 33,000 hectares (112 square miles) and is bounded by the City of Derby to the north, Burton on Trent to the West and Ashby-de-la-Zouch to the East. The urban area making up Swadlincote has a population of around 35,000 and is the largest settlement and commercial centre for the District.

South Derbyshire Regional Setting

Figure 4.1: Location Map of South Derbyshire District:



BIODIVERSITY/FLORA & FAUNA

3.3.2 The District has a wide range of environmental assets. The National Forest covers around 12,870 ha (50 square miles) of the southern part of the District and is helping to create diverse landscape and wildlife habitats as well as contributing to the economic and social well-being of the district through the delivery of new tourism and leisure opportunities. In addition to the National Forest there are 6 sites of Special Scientific interest, one of which, (the River Mease) is a Special Area of Conservation, (combined area 178 ha). 17% of SSSIs by land area in Derbyshire are currently recorded as being in favourable condition. 82% are recorded as being in 'unfavourable recovering' condition.

3.3.3 There are 156 local wildlife sites (covering approximately 5% of the land area for the District). Of these sites only a third were recorded as being positively managed in 2011. There are two local nature reserves within the district (Elvaston Castle and Coton Park), and a third site proposed (Swadlincote Woodlands). There is one National Nature Reserve located within the District at Calke Park. There are 7 sites of regional geological importance within the District covering an area of 249 hectares.

POPULATION AND HUMAN HEALTH

3.3.4 The District has a total population of 98,400 in 2014, this is projected to increase to around 123,000 by 2035. A news release published by the ONS[8] in June 2011 indicated that South Derbyshire was the 9th fastest growing authority in England and Wales between 2001 and 2010 growing by around 15%, although recent Census Data now indicates that South Derbyshire is the 13th fastest growing District in England and Wales. By 2026 21.4% of the Districts residents will be 65 or over. Compared to 14.4% in 2003. In terms of social profile the District is considered to be fairly affluent being ranked 221 out of 354 local authorities nationally (where the rank of one is most deprived). Life expectancy within the District (78.9 years for men and 82.3 years for women). Men therefore live 0.3 years longer than the average for England whilst women live on average 0.3 years less. There are 16,500 people whose activities are limited by ill health in South Derbyshire according to the 2011 Census. This is in line with the national average. 10,500 people (11%) of the population provide unpaid care to relatives or friends. This is slightly higher than the England average but lower than the average for Derbyshire as a whole (10% and 12% respectively).

3.3.5 South Derbyshire will accommodate a minimum of 12,618 new homes between 2011 and 2028. Between March 2008 and April 2013 around 1,750 new homes have been built in South Derbyshire. As such housing delivery rates over the past five years have been at around half the required level. In respect of affordable housing, there are 1,839 households on the housing register in South Derbyshire, although the number on the register and in need of accommodation is identified as 702 households. In addition to this backlog additional households will form over the Plan period. In order to meet existing and future affordable housing needs a quarter of all new homes up to 2028 will need to be affordable.

3.3.6 Crime rates within the District are significantly lower than average with the number of recorded domestic burglaries, violent offences and thefts from a vehicle being 35% lower than the national average and the number of vehicle thefts being 25% lower than the national average. However, the fear of crime remains a notable issue locally.

3.3.7 With regard to educational attainment 29.7% of residents aged 16+ have higher-level qualifications (degree, HNC, HND or equivalent), 43.5% have lower level qualifications (GCSEs, A levels (NVQ level three or lower). A further 22.0% of the district's residents have no qualifications or their educational attainment is unknown. Historic Census data indicates a significant dichotomy between educational

[8] Statistical Bulletin: Annual Mid-year population estimates, 2010 (published June 2011)

attainment between the north and south of the District, with residents living in the northern part of South Derbyshire typically being educated to a higher level.

MATERIAL ASSETS

3.3.8 Within the District, 72.5 % of the working age population is economically active, which compares favourably to the national average of 69.9%. This, however, masks inequalities at a more local level. Of the working population living in South Derbyshire, less than half also work within the District. As such a significant proportion of South Derbyshire's residents commute to Derby, Burton or further afield to access jobs. Average earnings by residence are £488.30 per week (gross) this is comparable with the national average of £499.30 per week. Despite the recent economic uncertainties unemployment rates within the District have remained low at around 1.5%, although unemployment rates are notably higher within the Swadlincote area than in the settlements located in the northern part of the District and within the male cohort.

3.3.9 There were 2,955 VAT registered businesses located within the District in 2007, of which around 60% of businesses operate within three commercial sectors: financial intermediation, real estate, renting and business activities; wholesale, retail and repair and construction. Manufacturing businesses account for less than 9% of all businesses but employ one sixth of the workforce, although this may reflect the significance of Toyota car plant located in Burnaston, which currently employs over 3000 people.

3.3.10 There are around 750 warehouse and factory premises in South Derbyshire and around 200 office premises located within the District. A recent employment land survey indicated that there is seven times the demand for industrial premises than for office development within the District. This is perhaps unsurprising given the dominance of industrial and manufacturing businesses within South Derbyshire.

3.3.11 Main roads located within the District include the A38 and A50 and A6 spur (which connects the A50 with the A52 in Derby). Both the M1 and the A42 are also accessible locally. Other locally important routes include the A511, A444 and the A514. Public transport provision within the District is focused around the main commercial centre of Swadlincote. There are two train stations within the District (Willington and Hatton), although stations at Burton on Trent and Derby are also important locally. East Midlands Airport is located just outside the District in North West Leicestershire.

3.3.12 At 2011, 13.5% of households had no access to a car, whilst 40.9% and 35.2% respectively had access to either one car, or two cars. As such car ownership is considerably higher within the District than at the national level, no doubt reflecting the largely rural nature of the District.

SOIL WATER AND AIR

3.3.13 The District has significant reserves of sand and gravel concentrated within the Trent Valley and the adjoining Lower Derwent and Dove Valleys. Between 2002-2011 an average of 1.23million tonnes of sand and gravel was won annually within Derbyshire most of which was produced at Swarkestone, Shardlow and Willington. In addition to active quarries in South Derbyshire there are a number of inactive but permitted sand and gravel sites within the District. At the end of 2011 permitted reserves of Sand and Gravel in Derbyshire stood at 8.85 million tonnes equivalent to 6 years supply.

3.3.14 The amount of household waste generated per person in South Derbyshire has increased slightly since 2000/01 rising from 440kg per head to 503kg per head in 2011. However over this period the amount of waste composted or recycled has increased significantly. Broadly speaking around half of all household waste from South Derbyshire is now recycled or composted.

3.3.15 The District has a significant amount of previously developed (brownfield) land equating to 387 hectares or just over 1% of the land area of the District. In 2011/12 38% of new homes were built on previously developed land. Completions on browfield sites has fallen every year since 2005 when housing completions on brownfield sites accounted for 86% of all development.

3.3.16 Biological and Chemical water quality within the HMA is generally fair to very good, although there are a few exceptions. However many watercourses in the District have elevated levels of nutrients which can have a significant impact on aquatic ecology through stimulating the growth of benthic and microscopic plants. This can lead to oxygen depletion, a reduction in water clarity and an increased incidents of fish kills.

3.3.17 Around 18% of the total land area in South Derbyshire lies within an areas of high flood risk. A further 3% is at medium risk. Of the developed area of South Derbyshire 6.9% of urban and rural settlements by area are at high risk of flooding. A further 3.5% of urban and rural settlements by area are at medium risk. Broadly speaking therefore 10% of the Districts urban area is known to be at flood risk.

CLIMATIC FACTORS

3.3.18 Flood risk is likely to increase as a result of climate change with peak rainfall intensity increasing by around 30% by 2085 and peak river flow increasing by around 20% by 2025 during a 1 in 100 year event. As a result the level 1 Strategic Flood Risk Assessment (SFRA) for South Derbyshire identifies a number of areas which will experience greater flood risk.

3.3.19 Carbon Dioxide emissions within the District are significantly higher than the regional average. Per capita emissions for the district's residents are 8.3 tonnes per annum compared to 6.7 tonnes nationally. According to government data per capita CO^2 emissions within South Derbyshire decreased by 14% between 2005 and 2011. Annual rainfall within the District is slightly lower than the long-term regional average and national averages being 445mm in 2011.

3.3.20 In terms of large-scale renewable energy generating capacity, there is one landfill gas site in Bretby which has an output of 0.9 megawatts. In addition there is a 4.6 megawatt solar farm located at Toyota at their facility in Burnaston. In terms of non-renewable energy sources there are presently two disused coal fired power station sites in the District at Willington and Drakelow. A large Combined Cycle Gas Turbine Installation was consented in October 2007 by the Secretary of State under Section 36 of the Electricity Act 1989 on the site of the former Drakelow Power Station which was closed in 2003. Once constructed this site will have a generating capacity of around 1220MW, although an application to extend this site was submitted to the Department for Energy and Climate Change ("DECC") in April 2009. If consented and built this will increase the capacity of this site to 2640MW. In addition a further application for a 2400MW Combined Cycle Gas Turbine proposed for the former Willington Power Station was consented by the Secretary of State for the Department of Energy and Climate Change (DECC) in March 2011. If consented and built both power stations could generate electricity equivalent to over 6% of the UKs existing total electricity generation capacity.

CULTURAL HERITAGE

3.3.21 There are 712 listed building within South Derbyshire, of which 48 are grade 1 listed, 48 are grade 2* and 616 are grade 2. Of these 1 grade 1 building and 7 grade 2* buildings recorded as being at risk. 34 grade 2 listed buildings are also at risk. There are 22 Scheduled Ancient Monuments, 5 historic parks and gardens and 22 conservation areas within the District.

LANDSCAPE

3.3.22 There are 5 Regional landscape character areas within South Derbyshire; Melbourne Parklands, Mease and Sense Lowlands; the South Derbyshire Coalfield; the Trent Valley Washlands and the Needwood and South Derbyshire Claylands.

3.3.23 The main land use within the District is agriculture this occupies 25,500ha or 75% of the District and reflects the District's predominantly rural nature. However, there is significant pressure for new development, particularly on the fringes of Derby City and Swadlincote reflecting South Derbyshire's status as the fastest growing District in Derbyshire.

DATA LIMITATIONS

- South Derbyshire District was subject to a boundary review of its ward areas in 2009. This review led to changes in a number of ward boundaries in the District which makes comparing historical time series data less reliable for those areas which have been subject to boundary changes.
- The Council holds very detailed environmental and social information on a number of areas around potential development locations due to historic environmental assessment work, which has been undertaken by the Council or site promoters/developers. For example we have very detailed information for sites around Drakelow, parts of Mickleover, Sinfin, Boulton, Chellaston, Littleover, Willington, part of Hilton, the A50-A38 interchange and the Swadlincote and Woodville Regeneration Area. This means that we have very detailed environmental and social data for some areas, but not others. In order to try and address this issue we have commissioned numerous studies (our evidence base) to allow a broad scale understanding of social, environmental and economic issues across the whole District.
- The Council is still in the process of collecting some evidence, particularly that relating to education. As we collect this additional information we will amend this sustainability appraisal accordingly prior to adoption of the Plan.

3.3.24 Further information on the current state of the environment and the likely effects of the plan are considered at sections 5, 6 and 7 of this report and at Appendix 2 (Key Issues). This table includes a summary of current state of the environment and the likely evolution thereof without implementation of the plan or programme.

3.4 KEY SUSTAINABILITY ISSUES AND SUSTAINABILITY OBJECTIVES TO TACKLE THESE

3.4.1 Following a review of the baseline data collected to inform the preparation of the Local Plan the key environmental, social and economic issues currently affecting the District are summarised below. Additional information explaining the nature of potential impacts and the likely evolution of key sustainability issues affecting the Plan area without the implementation of the Local Plan are summarised at Appendix 2. The issues and likely future trends identified in this table were initially drawn up, and published during the 'scoping' stage. However, they have subsequently been amended to reflect comments received back during the scoping consultations.

3.4.2 The following Table indicates the Key Issues identified at Appendix 2 and the sustainability appraisal objectives identified by the Council to address those issues.

Table 3.2 Key Issues and SA Objectives	
Biodiversity, Fauna and Flora	
1	New development may affect specific internationally, nationally, or locally designated wildlife, geological and geomorphologic sites
2	New development could lead to the loss or deterioration of UK and local BAP priority habitats and species
A single SA objective has been identified to takle the above key issues - **To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District**	

Population and Human Health	
3	South Derbyshire has the fastest growing population in Derbyshire
4	The District has an ageing population
5	The cost of housing within the District is unaffordable for many within the local community.
6	The District has a significant population of gypsies and travellers whose needs differ to the wider population.
7	Levels of deprivation vary throughout the District with particular pockets of deprivation within the Swadlincote urban area.
8	Skill levels vary significantly across the District.
9	Crime rates within the District are low but fear of crime remains a significant issue
10	Many rural communities are becoming increasingly dormitory in nature due to the loss of existing community facilities and services
11	Less than a quarter of District's adults frequently participate in physical activity
Five SA objectives have been identified to tackle the above key issues - **To provide decent and affordable homes that meet local needs** - **To improve the health and wellbeing of the population** - **To improve community safety and reduce crime and fear of crime** - **To improve educational achievement and improve the Districts skills base** - **To promote social inclusion and reduce inequalities associated with deprivation across the District.**	
Material Assets	
12	The District has a relatively small workplace workforce and is reliant on manufacturing for many of its jobs
13	There is remains pressure on existing employment sites to be developed for housing.
14	Three quarters of the District's land area is in agricultural use, but farmers and those in related businesses are facing increasing pressure to diversify.
15	Unemployment rates are on average low but vary significantly across the District.
16	The District is well served by the strategic road network although many routes suffer frequent congestion.
17	Local transport routes are relatively poor and suffer congestion, particularly during peak travel times.
18	New development will place further pressure on existing transport infrastructure, which may be difficult to manage given significant public and private sector funding constraints
19	Public transport provision across the District is variable
20	There are high levels of car usage and ownership within the District
21	The quality and range of retail and leisure services offered in Swadlincote and villages needs conserving and enhancing to prevent the loss of customers to nearby regional or local centres.
Five SA objectives have been identified to tackle the above key issues - **To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.** - **To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)** - **To achieve stable and sustainable levels of economic growth and maintain economic competitiveness** - **To diversify and strengthen local urban and rural economies and create high quality employment opportunities** - **To enhance the vitality and viability of existing town and village centres**	

TABLE 3.2 KEY ISSUES AND SA OBJECTIVES (CONT)	
Soil, Water and Air	
22	Around half of all household waste is still disposed of to landfill.
23	There will be a continued need for the sand and gravel workings within the Trent, Lower Derwent and Dove Valleys.
24	New development could generate the need for additional water supply but existing water supplies in many parts of the region are fully committed.
25	There is a lack of capacity in both the sewerage system and receiving environment in some areas to receive additional wastewater flows without further investment.
26	Much of the District lies within areas known to be at significant flood risk
27	New development could give rise to increased air, water or light pollution or could reduce local tranquillity
28	There is a significant amount of previously developed (brownfield) land within the District
	Six SA objectives have been identified to tackle the above key issues - **To improve the quality of new development and the existing built environment** - **To minimise waste and increase the reuse and recycling of materials** - **To promote sustainable forms of construction and sustainable use of natural resources** - **To reduce, water, light, air and noise pollution** - **To minimise the irreversible loss of undeveloped (greenfield) land** - **To reduce and manage flood risk and surface water runoff**
Climatic Factors	
29	There is virtually no existing renewable energy generation capacity within the District
A single SA objective has been identified to tackle the above key issue - **To reduce and manage the impacts of climate change and the District's contribution towards the causes**	
Cultural Heritage	
30	The cultural heritage, including archaeology of the district could be affected through the loss of historic assets or by unacceptable changes to their setting; but sensitive development could result in opportunities to enhance historic places and improve public access to historic sites
Two SA objectives have been identified to tackle the above key issue - **To protect and enhance the cultural, architectural and archaeological heritage of the District** - **To improve access to the cultural heritage of the District for enjoyment and educational purposes**	
Landscape	
31	Uncontrolled or unsympathetic development could harm local landscape or townscape character
32	New development could lead to the loss of existing open space which has recreational value or benefits the character of the area
A single SA objective has been identified to tackle the above key issue - **To conserve and enhance the District's landscape and townscape character**	

SECTION 4: THE SUSTAINABILITY APPRAISAL FRAMEWORK

4.0.1 Following on from the review of other plans, policies and programmes, the review of baseline data and the identification of key sustainability issues considered earlier in this report and at Appendix 3, the Council developed a Sustainability Appraisal Framework against which the Local Plan broad options can be tested. The 'framework' sets out a number of sustainability appraisal objectives, key questions and assessment criteria that the District Council has used to identify and predict the effects of implementing the Local Plan.

4.1 SUSTAINABILITY OBJECTIVES

4.1.1 The sustainability objectives were developed following a detailed review of relevant plans and strategies established at international, European Community, national, regional and local levels. In developing the proposed objectives, three key documents have been used develop our own locally relevant sustainability objectives. These are:

- National Planning Policy Framework
- The Derbyshire Sustainable Community Strategy 2009-14
- The South Derbyshire Sustainable Community Strategy 2009-14

4.2 DETAILED DECISION MAKING CRITERIA (SUB-OBJECTIVES)

4.2.2 Detailed decision-making criteria are also included within the Sustainability Appraisal Framework. The purpose of these sub-objectives is to provide prompts which allows the District Council to identify whether more detailed objectives are being met. In total 53 detailed decision making criteria (sub-objectives) are included within the SA Framework.

4.3 INDICATORS

4.3.1 The role of the Sustainability Appraisal Framework is to provide a mechanism against which the likely impacts of implementing the Local Plan can be predicted prior to implementation. In addition the framework also provides a way for the District Council to monitor the actual impacts of implementing the Local Plan following adoption. The performance indicators set out in the SA Framework are largely drawn from existing information sources and have in many cases formed part of the baseline collected to inform key issues considered previously.

4.4 AMENDMENTS TO THE SUSTAINABILITY APPRAISAL FRAMEWORK

4.4.1 Following the composition of an initial set of sustainability objectives, detailed decision making criteria and (performance) indicators, which were developed in consultation with a number of other Council departments, including housing, economic development and environmental protection, the draft objectives were tested against the topic areas set out in Annex 1 of the SEA Directive[9], namely *"biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage) and landscape.*

4.4.2 Following consultation on the draft 'Scoping Report' in 2008 and 2012 a number of amendments to the content of the SA Framework have been made to reflect representations received back from consultation bodies and other stakeholders. The changes made to the Sustainability Appraisal Framework are set out in Appendix 1. The Sustainability Appraisal Framework is set out overleaf

[9] A matrix setting out the SEA topics relevant to each sustainability objective was set out at Table 2 of the Woodville – Swadlincote Town Centre Area Action Plan. Scoping Report

4.5 THE SUSTAINABILITY APPRAISAL FRAMEWORK

Table 4.1

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Biodiversity, Flora and Fauna*	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance natural semi natural habitats including internationally nationally and locally designated wildlife sites, or create new wildlife habitats?	**Proportion of local sites where positive conservation management has been or is being implemented** *Annual Monitoring Report updated annually.* **Quality of SAC/SSSIs within South Derbyshire** *(Natural England Website-updated annually)* **Number of County Wildlife Sites and Local Nature Reserves in South Derbyshire** *Annual Monitoring Report updated annually.*	By 2020, the rate of loss of all natural habitats, including forests, is at least halved and where feasible brought close to zero, and degradation and fragmentation is significantly reduced
		Will it conserve protected species and habitats, UK and local BAP Priority Species and Habitats and enhance diversity?	Performance against Lowland Derbyshire Biodiversity Action Plan Targets *LDBAP Partnership*	Full list of targets available to view at: http://derbyshirebiodiversity.org.uk/
		Will it increase National Forest tree coverage in the District?	**National Forest coverage within the District** *(SDDC/National Forest Company)* *Annual Monitoring Report updated annually.*	Achieve 33% woodland planting and habitat creation across the National Forest Area
		Will it integrate new development within the setting of the National Forest?	**Total area of national forest tree planting secured within District (Annually) as a result of new development** *(AMR Local Indicator Data supplied by National Forest)*	National Forest planting Requirements 20% forest creation on dev. sites between 0.5ha and 10ha. £0% planting on sites over 10ha
		Will it protect sites of geological importance?	**Number and area of RIGS within District** *(South Derbyshire District Council)*	--
Population and Human Health	To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation or accepted as homeless?	**Number of households on the household register** *South Derbyshire District Council* **Number of people accepted as homeless (annually)** **NHS South Derbyshire Health Profile/SDDC**	--
		Will it increase the range and affordability of housing for all social groups?	**Net Additional Dwellings** *(AMR Core Indicator H2)*	Deliver 12,618 between 2011-2028
		Will it improve the suitability of new homes for older and disabled people?	**Number of extra care homes delivered in the District annually.** *(South Derbyshire District Council)*	
		Will it provide sufficient housing to meet existing and future housing need?	**Net Affordable housing completions** *(AMR Core Indicator H5)* **Housing mix (new housing types)** *(AMR Local Indicator)*	30% of all housing between 2011-28
		Will it reduce the number of unfit and empty homes?	**Number of non-decent homes in District** *South Derbyshire Private Sector Housing Condition Survey* *(South Derbyshire District Council)* **Long term vacant dwellings** *NOMIS*	
		Will it meet the needs of the travelling community and show people?	**Net Additional Pitches** *South Derbyshire District Council AMR Core Indicator (H4)*	Housing Targets to be established through revised GTAA

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Population and Human Health	To improve the health and well-being of the population	Will it improve people's health?	**Life expectancy at birth (male and female)** *(NHS South Derbyshire Health Profile-updated annually)*	--
		Will it improve accessibility to health care for existing residents (including older and disabled residents) and provide additional facilities for new residents?	**Number of new or improved healthcare facilities delivered annually through development** *(South Derbyshire District Council)*	--
		Will it promote healthy lifestyles?	**Number of new sports pitches or other leisure facilities delivered annually through development** *(South Derbyshire District Council)* **Physically Active Adults** *APHO Health Profile South Derbyshire updated annually*	By 2016 achieve a 1% point increase in adult participation of 3 x 30 minutes, (from 2005 baseline of 20.9%).
Population and Human Health	To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	**Community Safety: Crime rates within South Derbyshire** *Police Crime Map*	--
		Will it reduce the number people involved in accidents?	**Road Safety Road injuries and deaths in South Derbyshire** *APHO Health Profile South Derbyshire updated annually*	--
Population and Human Health	To improve educational achievement and improve the District's skills base	Will it increase educational attainment amongst young people?	**Key stage 4: Percentage of school leavers achieving 5 or more grades A*-C at GCSE including maths and English** *APHO Health Profile South Derbyshire updated annually*	--
		Will it reduce the number of working age residents who have no, or lower level qualifications?	**Proportion of working age population with no, or lower level qualifications** *Nomis updated annually*	--
Population and Human Health	To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between richest and poorest in the District?	**Index of Multiple Deprivation SOA and District level data (IMD)** *(DCLG updated periodically at irregular intervals) Next update 2015?*	--
Material Assets	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?	**Settlements in District served by hourly bus and/or train services** *South Derbyshire District Council Area Profile*	--
		Will it help deliver new or protect existing local services and facilities and encourage the creation of new facilities and public transport provision?	**Loss of local community, leisure and shopping facilities to other uses** *South Derbyshire District Council AMR Contextual Indicator.*	--

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Material Assets	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?	**Traffic Counts on selected strategic roads in the District** *DFT updated annually* *http://www.dft.gov.uk/traffic-counts/download.php*	
		Will it increase the proportion of journeys using modes other than the car?	**Journey to work by mode** *ONS Census Data - updated decennially*	--
		Will it make the best use of other infrastructure which serves new development	**Capacity at Waste Water Treament Works** *Updated periodically (annually in Mease Catchment) by STW and SDDC* **Supfast Broadband Roll Out** *Digital Derbyshire Website*	--
Material Assets	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses and existing businesses to grow?	**Percentage change in the total number of VAT registered businesses in the District** *NOMIS, Labour Market Profile*	--
		Will it reduce unemployment rates overall and reduce disparities which exist across different parts of the District?	**Unemployment by ward** *Derbyshire County Council Monthly unemployment bulletin*	--
		Will it encourage economic diversification?	**Proportion of the District Employed in key sectors** *(NOMIS, Labour Market Profile for South Derbyshire – updated annually)*	--
Material Assets	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	Will it improve average incomes within the District?	**Average income within the District by place of work** *(ONS Annual Survey of Hours and Earnings (ASHE – updated annually)*	--
		Will it ensure the provision of an adequate supply of employment land and protect existing viable employment land sites?	**Total additional land and floor space developed by type** *SDDC AMR Core Indicator (BD1) - updated annually* **Total available employment land and floor space by type** *SDDC AMR Core Indicator (BD3) - updated annually* **Losses of employment land** *SDDC AMR Local Indicator (BD3) - updated annually*	Provision of 53ha of new employment land between 2011-2028
		Will it help support and encourage the growth of the rural economy?	**Total additional floorspace and land developed** *(South Derbyshire District Council)*	--
Material Assets	To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities within Swadlincote, Melbourne and larger villages?	**Total amount of retail floor space (by type) in Swadlincote Town Centre** *South Derbyshire District Council AMR Core Indicator (BD3)- updated annually* **New retail space developed within villages** *South Derbyshire District Council to be collected as part of Annual Monitoring* **Loss of shops and other retail businesses to other uses** *South Derbyshire District Council* **Vacancy rates in Swadlincote Town Centre** *South Derbyshire District Council*	--

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Soil, Water and Air	To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?	**Number of homes completed annually meeting BfL12 Diamond Standard** ***To be established as a South Derbyshire District Council AMR local Indicator***	--
		Will it provide opportunity to use locally available natural resources or materials?	**Locally available aggregate resources** *Derbyshire County Council Local Aggregate Assessment (updated annually)*	--
Soil, Water and Air	To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduced consumption of materials?	**Residual Household waste per household** *South Derbyshire District Council AMR local Indicator*	--
		Will it increase waste recovery and recycling?	**Percentage of household waste sent for reuse, recycling or composting** *South Derbyshire District Council AMR local Indicator*	Recycling and composting of household waste to reach 40% by 2010, 45% by 2015 and 50% by 2020 (national target)
		Will it reduce the proportion of waste sent to landfill?	**Municipal waste landfilled** *South Derbyshire District Council AMR local Indicator*	By 2013 to reduce the amount of biodegradable waste land filled to 80% of what it was in 1995. (National target)
Soil, Water and Air	To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	**Proportion of new homes built to level 3, or higher of the Code for Sustainable Homes per annum** *South Derbyshire District Council: To be inserted as a local indictor into the AMR from April 2010.*	--
		Will it help reduce the need for land won primary minerals including sand and gravel?	**Annual Aggregate usage** *Derbyshire County Council Local Aggregate Assessment (updated annually)*	Target to be established through Minerals Local Development Framework
		Will it help ensure that water resources are used efficiently?	**Water Usage per capita within Severn Trent and South Staffordshire Water Resource Areas** *STW and SS websites*	125 l/p/d (Based on target included within building regulations)
Soil, Water and Air	To reduce water, light, air and noise pollution	Will it reduce water pollution?	**Number of planning applications granted contrary to Environment Agency advice on water quality** *South Derbyshire District Council AMR local Indicator* **Annual average (mg/l) Orthophosphate in Selected watercourses in District** *Environment Agency updated annually*	**Target** 0.05mg/l on River Mease 0.12 mg/l on other watercourses (Targets taken from Derby HMA outline WCS)
		Will it reduce light pollution?	**Number of light pollution complaints received per 1000 residents** *(South Derbyshire District Council to be collected as part of Annual Monitoring)*	--
		Will it improve air quality?	**Population living within Air Quality Management Areas within the District** *South Derbyshire District Council AMR local Indicator*	--
		Will it reduce noise pollution?	**Number of noise pollution complaints received per 1000 residents** *(South Derbyshire District Council to be collected as part of Annual Monitoring)*	--
Soil, Water and Air	To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?	**Proportion of homes built on Greenfield land** *South Derbyshire District Council AMR Core Indicator (H3)- updated annually* **No of redundant building bought back into use** *South Derbyshire District Council* **Proportion of long term vacant dwellings in the District** *Neighbourhood Statistics*	--

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Soil, Water and Air	To reduce and manage flood risk and surface water runoff	Will it reduce the impacts of flood risk?	**Number of Planning Permissions granted contrary to Environment Agency advice on fluvial flooding.** *SDDC AMR updated annually* **Number of Planning Permissions granted contrary to Lead Local Flood Authority advice on surface water flooding.** *(South Derbyshire District Council)* **Number of existing properties within the Environment Agency's flood risk areas** *(South Derbyshire District Council)*	No applications to be granted contrary to EA advice.
		Will it reduce surface water run off within the District?	**Proportion of new development/dwellings incorporating Sustainable urban drainage techniques** *(SDDC collected as part of Annual Monitoring for RSS8)*	--
Climatic Factors	To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	**Carbon dioxide emissions within Authority Area** *DECC – updated annually*	20% of energy from renewable sources by 2020
		Will it provide opportunity for additional renewable energy generation capacity within the District?	**Renewable Energy Capacity within the District** *SDDC AMR local Indicator- updated annually*	To achieve 15% of energy consumed by 2020 (national target)
Cultural Heritage (including architectural and Archaeological Heritage)	To protect and enhance the cultural, architectural and archaeological heritage of the District	Will it protect and enhance, the setting of historic, cultural, architectural and archaeological features in the District?	**Number of listed buildings or structures in South Derbyshire** *SDDC AMR Local Indicator – updated annually* **Heritage at risk** *SDDC AMR Local Indicator – updated annually* **Number of Conservation Areas within South Derbyshire** *SDDC AMR local indicator – updated annually*	Target 100% of Conservation Areas to have an up to date character appraisal and management Plan.
Cultural Heritage (including architectural and Archaeological Heritage)	To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and the understanding of the District's historic and cultural facilities?	**Proportion of Conservation Areas with an up to date character appraisal and management plan** SDDC AMR local indicator – updated annually)	100% of conservation areas to have an up to date character appraisal
Landscape	To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict degraded and underused land within the District?	**Proportion of new development on PDL** *SDDC AMR Local Indicator – updated annually* **Amount of land on districts NLUD database** *SDDC AMR Local Indicator – updated annually*	--
		Does it respect and protect existing landscape character?	**The proportion of housing completions on sites of 10 or more) which have been supported, at the planning application stage by a landscape character assessment** *(SDDC to be collected as part of Annual Monitoring)*	--
		Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	**Number of planning application leading to a loss of open spaces** *SDDC AMR local Indicator - updated annually)*	--

* Biodiversity, Flora and Fauna* including Geodiversity, Geology Geomorphology.
Source: SDDC updated Scoping Report 2012

SECTION 5: LOCAL PLAN BROAD OPTIONS APPRAISAL

The parts of the SEA Directive Requirements considered in the section:

The need for the Environmental (Sustainability) Report to provide information on:

Relevant aspectsof the current state of the Environment and the likley evolution thereof, without implementation of the Plan.
The environmental characteristics likely to be significantly affected
Any existing environmental problems which are relevant to the Plan or Programme including, in particular relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409EEC and 92/43/EEC
The environmental [Sustainability Appraisal] report… shall be prepared in which the likely significant effects on the environment[10] of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme are identified, described and evaluated (Article 5)
An outline of the reasons for selecting the alternatives dealt with, a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information

5.0.1 Having defined the Sustainability Appraisal Framework the Authority sought to outline its vision for inclusion in the Local Plan. The first iteration of a Plan vision was included in the 2009 Issues and Ideas Consultation. This vision, together with responses to this consultation assisted in the identification of a first iteration of Local Plan Objectives first published in the Issues and Alternative Options Consultation (2010). Both the vision and the Plan Objectives have been refined overtime to reflect input from the consultation events and where relevant the outcomes of this Sustainability Appraisal. A copy of the responses received back by the Authority on the Vision and Plan Objectives and how these comments have been reflected in the final vision and plan objectives is set out at Section 1 of this report and is available to view in the Council's draft consultation statement which is available on our website.

5.1 COMPATIBILITY OF THE LOCAL PLAN OBJECTIVES AGAINST THE SUSTAINABILITY OBJECTIVES.

5.1.1 Government guidance on Sustainability Appraisal emphasises the importance of compatibility analysis as part of the appraisal process. By comparing the objectives set out in the Local Plan with those set out in the Sustainability Appraisal we can ensure that wherever possible the Local Plan will deliver 'sustainable development' and will not have unforeseen negative impacts on the people, economy or environment of South Derbyshire. This is because where conflicts arise as a result of inconsistent Sustainability Appraisal and Plan Objectives changes to the Plan objectives themselves, or to the ways the Plan is implemented can help resolve any conflicts.

5.1.2 It should be noted, however, that the plan objectives set out in the Local Plan, are distinct from the sustainability objectives (set out in the SA Framework) although in some cases there may be significant overlap between them.

5.1.3 The following table (table 5.1) sets out the findings of the appraisal of the Local Plan objectives against the SA objectives. Further information regarding identified conflicts is then set out in table 5.2 together with consideration of how any conflicts can be best resolved.

[10] including issues such as biodiversity, population, human health, fauna, flora, water, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interaction between the above factors; (these effects should include secondary, cumulative, synergistic, short medium and long-term, permanent and temporary, positive and negative effects. (SEA Directive Annex 1)

	To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution.	To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities	To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	To ensure our communities can be safe, clean, vibrant, active and healthy	To ensure sustainable, living and working urban and rural communities	To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.	To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District.	To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations	To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure	To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✓	--	?	?	✓	?	?	✓	✓	✓	?	--	?
to provide decent and affordable homes that meet local needs	✓	✓	✓	✓	✓	✓	X	✓	?	✓	✓	✓	✓
to improve the health and well-being of the population	✓	✓	✓	✓	✓	✓	✓	✓	--	✓	--	--	✓
to improve community safety and reduce crime and fear of crime	✓	✓	--	--	✓	✓	✓	✓	--	--	✓	✓	✓
to improve educational achievement and improve the District's skills base	--	✓	✓	--	--	--	--	✓	--	✓	--	--	✓
to promote social inclusion and reduce inequalities associated with deprivation across the District	--	✓	✓	✓	✓	✓	✓	✓	--	?	--	?	--
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✓	✓	✓	✓	✓	?	✓	✓	--	✓	?	✓	✓
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	✓	✓	?	✓	✓	?	✓	✓	--	✓	✓	✓	✓
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	✓	--	✓	✓	--	✓	✓	✓	X	✓	?	✓	--

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✓	--	✓	✓	--	✓	?	✓	X	✓	?	✓	--
to enhance the vitality and viability of existing town and village centres	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	--
to improve the quality of new development and the existing built environment	✓	✓	--	✓	✓	--	✓	✓	✓	✓	✓	✓	✓
to minimise waste and increase the reuse and recycling of waste materials	✓	--	--	✓	--	--	--	✓	✓	?	✓	--	--
to promote sustainable forms of construction and sustainable use of natural resources	✓	--	✓	✓	--	✓	✓	--	?	✓	✓	--	--
to reduce water, light, air and noise pollution	✓	--	X	X	?	?	✓	✓	✓	✓	?	X	✓
to minimise the irreversible loss of undeveloped (greenfield) land	✓	--	--	--	✓	?	--	--	?	--	✓	?	✓
to reduce and manage flood risk and surface water run-off	✓	--	--	✓	✓	--	--	✓	✓	--	?	--	✓
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.	✓	--	X	X	✓	?	--	--	✓	✓	?	?	✓
to improve access to the cultural heritage of the District for enjoyment and educational purposes	✓	✓	✓	?	✓	✓	--	--	✓	✓	?	?	✓
to conserve and enhance the District's landscape and townscape character	✓	--	X	X	--	--	--	✓	✓	✓	?	?	✓

5.2 Compatibility of the Local Plan Objectives and the Sustainability Objectives

5.2.1 As indicated in table 5.1, above, there are a number of Plan Objectives which perform relatively poorly in terms of sustainability. In particular, new employment development and the provision of new housing could give rise to increased levels of pollution, particularly in existing urban areas, and could have a negative impact on landscape and townscape character as well as the cultural, architectural and archaeological heritage of the district.

5.2.2 In addition, objectives in the Local Plan to ensure sustainable living and working urban and rural communities could also conflict with sustainability objectives to protect local landscape and the wider countryside. Similarly, providing more homes within or on the edge of rural communities could conflict with objectives to reduce the need to travel. Full consideration of these issues is set out below:

Table 5.2 Plan Objectives which Conflict with Sustainability Objectives

Sustainability Objective	Plan Objective	Comment
to provide decent and affordable homes that meet local needs	To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.	Key issues which need to be tackled through the Local Plan include the need to deal with a growing and ageing population and the high cost of housing in the District. The provision of new housing to meet the needs of existing communities (including those in the District's more rural areas) will therefore lie at the heart of the Local Plan. However, directing new housing to more accessible rural locations, or to villages with a good level of local service provision (for example through a settlement hierarchy policy) could help reduce the significance of any potential conflict.
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	Evidence collected to inform the preparation of the Local Plan indicates that the District has a relatively small workplace workforce and is reliant on manufacturing for many of its jobs. Economic development and an increase in employment land provision may not be wholly compatible with the Plan Objective to respect local landscape character, culture and heritage. The conflict between growth and environmental protection is flagged up further below
To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	The diversification of existing urban and rural communities could conflict with objectives to respect local landscape character, culture and heritage. However directing new growth to parts of the district where landscape and cultural impacts can be reduced (as the local landscape or townscape is less sensitive) and the further mitigation through the inclusion of appropriate landscaping, screening and heritage protection and design policies in the Plan could help reduce the likely significance of impacts.
to reduce water, light, air and noise pollution	To enable and support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	These objectives could conflict where new development is bought forward without sufficient safeguards being adopted to minimise likely water, air, noise and light pollution. Changes to the Plan Objective to include a requirement respects environmental limits and safeguards natural resources inserted. However the Plan should include requirements to minimise the environmental impacts of new commercial and industrial developments through appropriate measures to limit pollution and other emissions. Possibly through the inclusion of an amenity and environmental quality and drainage/water quality policy within the Plan.
to reduce water, light, air and noise pollution	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	These objectives could conflict where new development is bought forward without sufficient safeguards being adopted to minimise likely water, air, noise and light pollution. No changes to the Plan Objective are proposed as it already stipulates the need for 'sustainable' growth. However the Plan should include requirements to minimise the environmental impacts of new housing development through appropriate measures to limit pollution and other emissions. Possibly through the inclusion of an amenity and environmental quality and drainage/water quality policy within the Plan.
to reduce water, light, air and noise pollution	To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure	These objectives could conflict where new development in Swadlincote Town Centre is bought forward without sufficient safeguards being adopted to minimise likely water and air emissions and to reduce noise and light pollution. Impacts could be mitigated through careful site selection and the inclusion of requirements to minimise the environmental impacts of new developments through appropriate measures to limit pollution. Possibly through the inclusion of an amenity and environmental quality policy within the Plan.
to protect and enhance cultural, architectural and archaeological heritage of the district.	To enable and support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	The Plan objective to deliver economic growth could erode the architectural and archaeological heritage of the District. In this case the Plan Objective may not be wholly compatible with the Sustainability Objective. However objectives to encourage economic growth will need to take priority and impacts lessened by directing new growth to areas where architectural, cultural and heritage impacts are less likely and can be reduced through appropriate mitigation. For example by the inclusion of landscaping, screening, heritage protection and design policies within the Plan. In addition changes to the Plan Objective have been included in response to this appraisal to include a requirement for growth which respects environmental limits and safeguards natural resources.
to protect and enhance cultural, architectural and archaeological heritage of the district.	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to	Key issues which need to be tackled through the Local Plan include the need to deal with a growing and ageing population and the high cost of housing in the District. Housing delivery to meet identified need will be central to the delivery of the Plan and forms the key component of it. However in order to ensure inappropriate impacts on heritage features do not arise the Plan will need to

	employment opportunities	allocate strategic growth to locations which have environmental capacity to accommodate growth (for example away from areas of heritage restraint) and include appropriate mitigation necessary to minimise the effects of development on heritage for example through the inclusion of a heritage protection policy within the Plan.
to conserve and enhance the District's landscape and townscape character	To enable and support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	The Plan objective to deliver economic growth could erode the architectural and archaeological heritage of the District. In this case the Plan Objective may not be wholly compatible with Sustainability Objective. However objectives to encourage economic growth will be central to the plan. The Plan will therefore need to target new economic development growth to areas where significant architectural cultural and heritage impacts are not likely and can be further reduced through appropriate landscaping, screening and design policies. These could be required through the Plan In addition the Plan Objective has been amended to include a requirement respect environmental limits and safeguards natural resources.
to conserve and enhance the District's landscape and townscape character	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	Key issues which need to be tackled through the Local Plan include the need to deal with a growing and ageing population and the high cost of housing in the District. These objectives could conflict where new housing development is bought forward in areas most sensitive to development in landscape and townscape terms. No changes to the Plan Objective are proposed as it already stipulates the need for 'sustainable' growth. However the Plan should steer growth to low sensitivity areas and include requirements to minimise the environmental impacts of new housing development through the inclusion of appropriate landscaping and design polices.

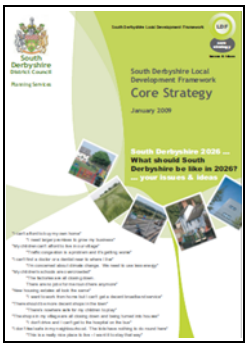
5.2.3 Overall it was concluded the Plan objectives and Sustainability Objectives were broadly compatible, although a small number of conflicts were recorded. These tended to be between objectives to deliver housing and employment growth and objectives to safeguard the natural and built environment. In order to address these conflicts, changes either to the wording of the Plan Objectives or the need for careful site selection and the inclusion of specific policies in the plan to help improve plan performance.

5.3 IDENTIFYING AND DEVELOPING THE BROAD STRATEGIC OPTIONS

5.3.1 To date the Council has identified and refined the strategic options for delivering its Local Plan through seven principal stages of public consultation. These are:

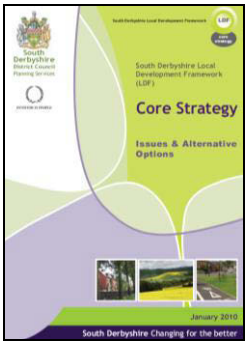
- South Derbyshire Local Development Framework Core Strategy - Issues and Ideas (January 2009)
- South Derbyshire Local Development Framework Core Strategy - Issues and Alternative Options (January 2010)
- South Derbyshire Local Framework Core Strategy - Neighbourhood Planning (Spring 2011)
- Derby Housing Market Area - Options for Housing Growth (July 2011)
- South Derbyshire Preferred Growth Strategy (October 2012)
- South Derbyshire Draft Local Plan (September 2013)
- South Derbyshire Pre Submission Local Plan. (March 2014)

5.3.2 A summary of the consultation documents produced to date is listed below:



South Derbyshire Local Development Framework Core Strategy - Issues and Ideas

The purpose of this document was to set out a vision of how the District would look in the future. It identified locally specific issues concerning a range of planning related topics including: housing, transport and travel, employment, climate change and environmental conservation and asked a range of questions concerning future development and growth issues in South Derbyshire.



South Derbyshire Local Development Framework Core Strategy - Issues and Alternative Options

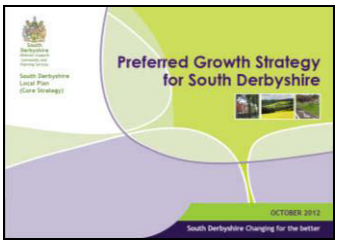
The purpose of this document was to build on the comments received during the Issues and Ideas consultation. It included an up dated vision and a set of draft Plan Objectives and outlined a range of key issues facing the district (these being based on the key issues identified in the Sustainability Appraisal Scoping Report). This document also outlined the main Plan options which are considered in more detail below.

South Derbyshire Local Framework Core Strategy - Neighbourhood Planning.

The purpose of this round of consultations was to respond to the localism agenda and identify infrastructure and other planning issues within local communities. The Council's Area Profiles, which sought to identify locally specific issues for a range of broad areas across the District, were launched during this consultation and provided the basis for local discussions at a number of drop-in events undertaken across the District).

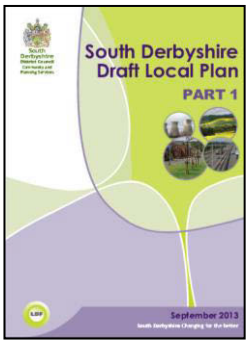
Derby Housing Market - Options for Housing Growth

The purpose of this round of consultation was to set out options for growth following the anticipated revocation of the Regional Plan which set out specific top down housing targets and detailed the broad locations where most growth would need to be located in South Derbyshire.



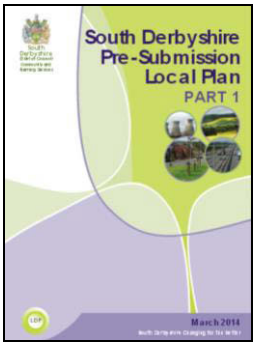
Preferred Growth Strategy for South Derbyshire

This document set out a draft housing requirement for the period to 2028 and the Councils preferred and 'not preferred sites housing sites together with strategic employment Development and the retention of greenbelts within the District.



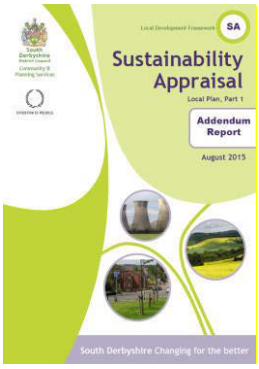
South Derbyshire Draft Local Plan (Part 1)

This document sets out an updated housing requirement, the proposed location of housing and employment sites and the potential locations of a reserve housing site together with a suite a policies to control new development to 2028. This Sustainability Appraisal accompanies this document.



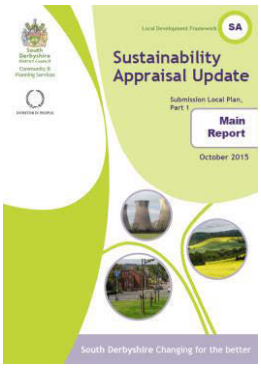
Pre Submission Local Plan

The purpose of this document is to consult on the Soundness of the Plan. This is the Plan the Council intends to submit to the Secretary of State, together with any minor modifications proposed in response to the presubmission consultation.



Sustainability Appraisal Addendum Consultation

The purpose of this document is to consult on the options for apportioning Derby City's unmet housing needs across the Derby HMA.



Sustainability Appraisal Update Consultation

The purpose of this document is to consult on the proposed addition of a further strategic site on land to the West of Mickleover.

5.4 Background on the Strategic Options Appraisal

5.4.1 There were no broad options identified during the 'Issues and Ideas' consultation in 2009, as this sought to focus on the development issues to be addressed through the Local Plan (Core Strategy), rather than the options available to address them. As such it was the 'Issues and Alternative Options' document published in January 2010 that for the first time sought to identify the issues the Plan would seek to address and the broad options for addressing these issues. However, this consultation was undertaken within the context of the East Midlands Regional Plan, which set out a clear framework for growth in South Derbyshire specifying both the amount of housing growth required in the District and the general distribution of that growth.

5.4.2 A complete list of the issues considered in the Issues and Alternative Options and the Options for Housing Growth Consultation Document is set out below:

OVERALL GROWTH OPTIONS

How Much Housing Growth in the Derby Housing Market Area

How Much Employment Land in the Derby HMA

WHERE SHOULD GROWTH BE PROMOTED?

The Derby Urban Area

Housing Options (around Derby)

Housing Delivery Options (around Derby)
Employment Land Options (around Derby)
Transport Options (around Derby)

Swadlincote, the Villages and Other Rural Places

Housing Options
Sub-Options for Directions of Growth in Swadlincote
Employment Land Options (away from Derby)
Transport options (away from Derby)
Regeneration in Swadlincote and Woodville

STRATEGIC DISTRIBUTION (LOGISTICS) FACILITIES

Strategic Distribution Facilities

THEMED OPTIONS

Design Excellence
Renewable Energy and Sustainable Construction
Water and Flood Risk
Water Supply
Waste and Surface Water
Affordable Housing
Housing Densities, Mix and "Town Cramming"
Special Areas of Housing Need
Town Centres and Retailing
Infrastructure

5.4.3 Following the change of administration in 2010, it became clear that it was the intention of the Coalition Government to revoke the Regional Plan and place greater powers with Local Authorities and communities in developing local planning policy. In seeking to address this new localism agenda the District Council organised a further round of consultation and published a set of Area Profiles (which are available to view on the Council's website) to give local residents further opportunities to discuss issues affecting their area and feed comments into revised options concerning the scale and distribution of housing growth in South Derbyshire. These options were then presented in a Housing Market Area – wide document in Summer 2011 and looked specifically at two issues:

- The level of growth that should be planned for in the absence of Regional Plan requirements
- The distribution and general locations of future housing

5.4.4 The broad options identified concerning housing growth and distribution superseded those identified in the Issues and Alternative Options Consultation. This report therefore relates to the housing growth and distribution options expressed in the Summer 2011 consultation document or any subsequent options identified as a result of the Housing Requirements Study which have been consulted upon during subsequent consultations. In addition a further housing requirement figure tabled by a consortium of developers as a response to the Preferred Growth Strategy in 2012 is also assessed within this report.

5.4.5 Under the government's Localism Agenda there is greater opportunity to distribute housing growth more flexibly throughout the District. As such, whereas in the 2010 Issues and Alternative Options consultation on housing distribution separated distribution on the southern edge of Derby from housing distribution in the remainder of the District, the summer 2011 consultation sought to look at the issue of housing distribution across the whole District. This recognised that there might be a greater role for some rural villages, or even new settlements to meet the District's housing need.

5.4.6 In summary therefore, the up to date and complete list of issues for which the Council has sought to identify broad strategic options is as follows:

OVERALL GROWTH OPTIONS
1 How Much Housing growth?
2 How Much Employment Land in the Derby HMA?
WHERE SHOULD GROWTH BE PROMOTED?
Distributing Growth
3 Housing Distribution – South Derbyshire
The Derby Urban Area
4 Housing Delivery Options – Single or Multiple Locations (around Derby)
5 Sub-Options for Directions of Growth (around Derby)
6 Employment Land Options (around Derby)
7 Transport Options (around Derby)
Swadlincote, the Villages and Other Rural Places
8 Sub-Options for Directions of Growth – Swadlincote
9 Sub-Options for Directions of Growth - Rural Areas
10 Employment Land Options (away from Derby City)
11 Transport options (away from Derby City)
12 Regeneration in Swadlincote and Woodville
STRATEGIC DISTRIBUTION (LOGISTICS) FACILITIES
13 Strategic Distribution Facilities
THEMED OPTIONS
14 Design Excellence
15 Renewable Energy and Sustainable Construction
16 Water and Flood Risk
17 Water Supply
18 Waste and Surface Water
19 Affordable Housing
20 Housing Densities, Mix and "Town Cramming"
21 Special Areas of Housing Need
22 Town Centres and Retailing
23 Infrastructure
24 Green Belt

5.4.7 A full list of the Broad Options identified and the assessment of their likely performance against the Sustainability Appraisal Framework is set out in the remainder of this Chapter.

5.5 UNDERTAKING THE SUSTAINABILITY APPRAISAL OF THE BROAD STRATEGIC OPTIONS

5.5.1 During the Sustainability Appraisal, the broad options identified in the Issues and Alternative Options Consultation and Preferred Growth Strategy were considered against the sustainability objectives and decision-making criteria set out in the updated SAF (Table 4.1 above). And whilst the impacts of the options are only explicitly scored against the Sustainability Objectives (this is consistent with best practice guidance issued by the Planning Advisory Service) – the detailed decision making criteria (or sub objectives) were considered by the planning team during the appraisal work in order to tease out key impacts of identified local significance in a consistent manner. A full list of detailed decision making criteria can be viewed in the Sustainability Appraisal Framework.

Figure 5.1: An example of a completed Sustainability Appraisal table.

Surface Water		
Issue 18 – Waste and Surface Water **Local Plan Approaches:** **Surface Water Option 1: Business as Usual** Seek sustainable urban drainage systems wherever practicable in accordance with the National policy (BUA) **Surface Water Option 2: Higher Standards:** Specification of high environmental standards relating to surface water management **Summary of initial appraisal work:** See commentary at end of this schedule		
SA Objective	**Option 1**	**Option 2**
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✓ New development would increase surface water generation and foul water generation and could contribute towards diffuse and point source pollution in the districts rivers. The provision of SUDS in accordance with best practice could also improve biodiversity on site. Impacts would be **positive** and of **minor** to **moderate** significance.	✓ New development would increase surface water generation and foul water generation and could contribute towards diffuse and point source pollution in the districts rivers. The provision of SUDS, which policy would require to mimic natural systems could improve biodiversity on site and would apply to all sites rather than just the largest developments. Impacts would be **positive** and of **minor** to **moderate** significance.
to provide decent and affordable homes that meet local needs	-- **No significant impact identified**	X The cost of developing complex SUDs systems beyond requirements set out in national policy and guidance and the cost of managing these could reduce developer contributions available to deliver affordable housing. The extent of any impact is **uncertain** but the direction of impact is likely to be **negative**.

5.5.2 In appraising the broad options for each of the issues included in the Issues and Alternative Options Consultation and the Preferred Growth Strategy the likely performance of the options have been recorded in terms of:

- The direction of impact (whether impacts are positive or negative)
- The significance of impacts (whether impacts will have a minor, moderate or major impact)
- The duration of impact (whether impacts are likely to be short medium or long term, temporary or permanent)

5.5.3 An assessment of secondary, cumulative or synergistic impacts are set out in Section 7 and 9 of this report.

5.5.4 Detailed appraisals relating to each broad option are set out in the technical appendicies to this report will be published alongside this report for information (See Appendix 4). The broad options appraisals are summarised within section 5 of this report (together with additional information such as indicative mitigation measures which could be adopted to increase the benefits of the option and avoid or reduce any adverse effects.

5.5.5 In order to allow a quick comparison of the performance of each broad option they are 'scored' as follows:

✓✓	Major beneficial effect
✓	Minor / Moderate beneficial effect
--	Neutral/no effect
X	Minor / Moderate undesirable effect
XX	Major undesirable effect
?	Uncertain effect

5.5.6 Where individual broad options or specific development sites are appraised there have been no weightings applied and no rank of option performance. Instead the Council has sought

to assess each option or site on its merits and used professional judgement of officers or other stakeholders to select preferred options.

5.5.7 It should be noted, however that whilst SA informs decision making it is one on many considerations that can influence the scope and detail of a plan. For example other considerations could include consultation responses recieved during Plan preparation as well as national guidance, policy and legistlation. As such SA does not direct decisions about whether a specific policy approach should be pursued but should help inform the decision making process. For example, inclusion of an SA objective or sub-objective (e.g. on reducing car usage) does not rule out certain types of development (e.g. development in areas where there is no public transport provision). Instead, it ensures that decisions on the options or policies to be included in the Local Plan are fully considered and decisions are made in full knowledge of their likely consequences.

5.5.8 This section also includes a summary of consultation responses received during the Issues and Options Consultation, whether or not options could affect areas of particular environmental sensitivity and a justification of which broad option is 'preferred' by the Authority. It also documents any technical issues or uncertainties associated with the appraisal work where these exist.

5.5.9 Following on from Section 5 which reviews the Broad Strategic Options, the Preferred Options are then reviewed in greater detail in Section 6. This predicts the likely effects of the preferred option and where appropriate identifies measures to improve the environmental, economic or social performance of the preferred option and where mitigation is identified seeks to make a judgment about the likely residual impacts of implementing the preferred option, (i.e. the Local Plan).

5.5.10 Section 7 includes the result of the appraisal of policies against the SA Framework. The Council has subjected the policies to appraisal to help us understand how the policies perform in respect of the identified Sustainability Objectives and guide the refinement of policies.

5.5.11 Section 8 then considers the preferred and non preferred sites explaining the reasons for selecting or not selecting sites identified through the plan process. Section 9 then considers the Plan wide effects of the sites incombination with each other. Section 10 includes sets out how the Sustainability Appraisal process has influenced Plan Making, whislt sections 11 and 12 set out proposals for monitoring and explains the next stages of the Plan making process respectively.

5.6.1 ISSUE 1: The AMOUNT OF HOUSING GROWTH FOR SOUTH DERBYSHIRE

i Overall options for growth in the Derby Housing Market Area were consulted upon in the July 2010 Issues and Alternative Options Consultation, the Derby Housing Market Area – Options for Housing Growth (Spring 2011) and the Preferred Growth Strategy (PGS) consultation undertaken Autumn 2012.

Housing Need

ii Prior to the Revocation of the Regional Spatial Strategy in 2013 the housing requirement for South Derbyshire stood at 600 homes. Whilst the Regional Plan was in force Local Plans were required to be in general conformity with the Regional Plan and as such the housing requirement was effectively prescribed by this document However even prior to the revocation of this plan it was clear that South Derbyshire would need to identify, though its own objective assessment of need housing requirements for the District. The District Council has worked with partners to identify the overall need and to this end jointly commissioned and published a number of housing growth scenarios for both the Derby Housing Market Area and the District which were published in July 2011. A summary of the scenarios identified and the methodology used to define dwelling forecasts can be found here.

iii However, in brief the Derby Housing Market Area population and household projections initially identified are as follows:

Table 5.3 Housing Number Options Identified for the Options for Housing Growth Consultation in 2011.

Scenario	Brief summary	HMA Requirement (per annum)	District Requirement (per annum)
Dwelling Led	Assumes continuation of building rate from April 2000-March 2010 for duration of plan period	1,613	568
Employment Led	Assumes total numner of jobs in each local Authroity area remains constant from 2008/09 over the projection period	1,619	380
Migration Led	Considers historic migration trends and projects these into the future	2,449	741
Natural Change	Considers housing requirements of the existing population only and assumes no one moves in to, or out of, the area	1,425	260
Net Nil Migration	Shows housing levels required if in migration to, and out migration from the HMA were in balance	1,441	267
SNPP	This scenario replicates the population in the Office for National Statistics (ONS) 2008 based population projections for each year of the projection period.They were based on migration trends over the period 2003-2008. And broadly match CLG household projections.	2,367	583

iv The HMA Authorities presented three of the identified growth scenarios for consultation in its joint 'Options for housing Growth' Consultation. Those included as options were the Dwelling Led Scenario (Business as Usual), Net Nil Migration (a lower delivery option) and Scenario 6 'SNPP' or Sub National Population Projections (a higher delivery option). Through this consultation it was acknowledged that the amount of growth for Derby City was unlikely to be accommodated in Derby City and as such some additional housing would need to be accommodated in South Derbyshire to accommodate the city's unmet need. However,for the purposes of Sustainability Appraisal and assessing the likely performance of discreet housing options it was not considered necessary to review the Sub National Population Projections scenario as the housing requirement for South Derbyshire in respect of this scenario is similar to the dwelling led and business as usual scenarios and as such

the performance of implementing this scenario would be of limited value given that its performance would be broadly consistent with these scenarios. As such a higher district requirement was selected for appraisal through the SA process. To this end an appraisal of a higher growth (migration led) scenario was selected for appraisal. A fourth option was also included for appraisal at this stage of the process, this option was based on the than East Midlands Regional Plan housing requirement for South Derbyshire which equated to 600 homes per annum. As indicated above other possible scenarios do exist but the options selected for appriasal, were consided to provide a good indication of the broad range of needs to be met and provided opportunity to assess a low medium and high growth options.

v A further (fifth) housing need option was identified and consulted upon through the Preferred Growth Strategy for Derbyshire (October 2012). This Plan identified a need for 33,700 homes (12,700 within South Derbyshire between 2008-28 or 635 homes per annum). These figures were derived through the Derby Housing Market Area Housing Requirement Study published in September 2012 and helped refine the range of options consulted upon in 2011. The requirement for South Derbyshire took account of the finite capacity of Derby City to accommodate growth over the Plan period and included housing to meet some of Derby City's unmet need.

vi Following this consultation, the Authority received a response from a consortium of developers which identified the need to significantly boost housing delivery consistent with the requirements of the National Planning Policy Framework. They also considered that some of the data used to inform the Derby Housing Market Area Housing Requirement Study was out of date and that housing need within the HMA was significantly higher than the Housing requirement included in the Preferred Growth Strategy being 54,482 dwellings over the 2008-28 Plan period. Within South Derbyshire this housing requirement would be significantly higher than any of the previous scenarios tested and as such it was considered appropriate to test this requirement through the Sustainability Appraisal as Option 6. For the purposes of the appraisal it has been assumed that this requirement would equate to 1,045 dwelling per annum over the Plan period within South Derbyshire.

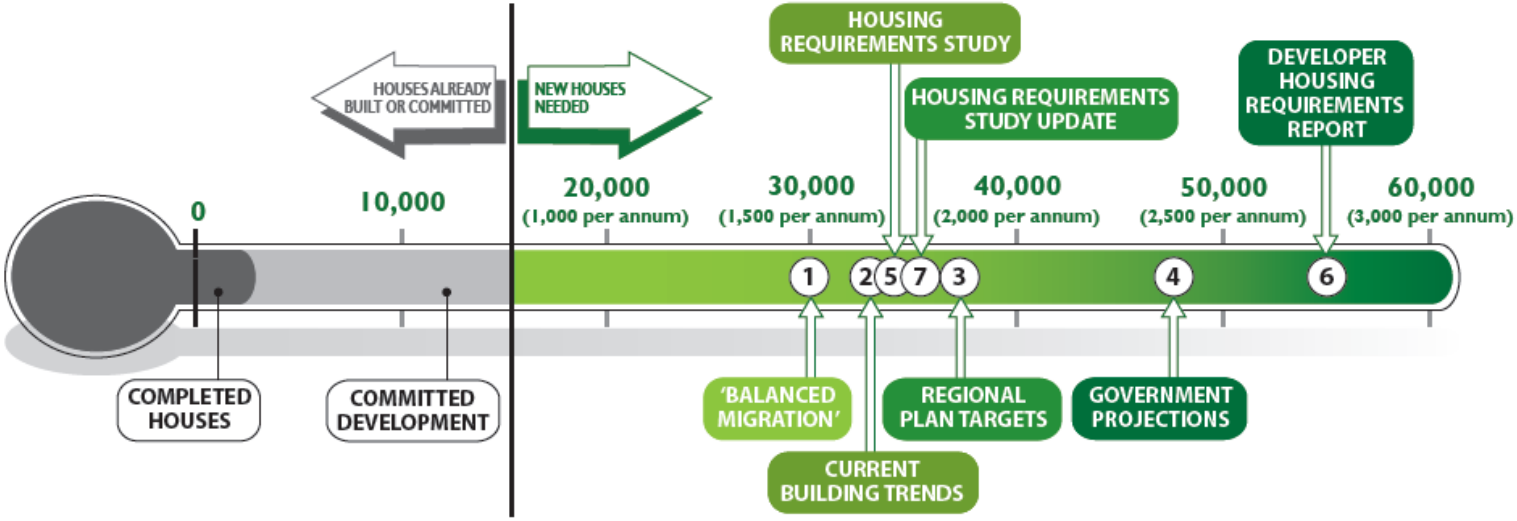
vii A final option appraised through the SA reflects the amended housing requirement identified through the Strategic Housing Market Area update published in 2013. As a result of this update the overall housing need for the Derby HMA increased to 35,354. In response to this change Derby City Council looked again at its capacity to accommodate growth over the Plan period and confirmed it could accommodate 12,500 homes in the period 2008-28 through the release of an additional greenfield site within the City. In addition to additional growth in the city, South Derbyshire housing requirement also increased to 13,454 between 2008-28 to meet this revised housing HMA housing requirement. Over a 20 year perod this equates to 673 homes per annum.

What options have not been considered?

viii The District Council has not considered a no growth option or growth levels less than the 260 homes per annum. Low levels of growth would not meet identified housing needs considered through evidence to identify housing need and in any case given the existing stock of commitments within the District (i.e. sites with planning permission) it is likley that average annual housing supply over the whole of the Plan period would be higher than the low levels assumed in such scenarios. Growth levels at higher than those identified by a consortium of developers are not considered necessary to appraise on the basis of any available evidence. Therefore assessment of higher growth options have been discounted and also they are unlikley to represent realistic or deliverable options.

ix In reality the number of new homes required are not distinct options, but rather a continuum of different housing growth options as illustrated in figure 5.2 below.

Figure 5.2: Housing Options for the Derby Housing Market Area



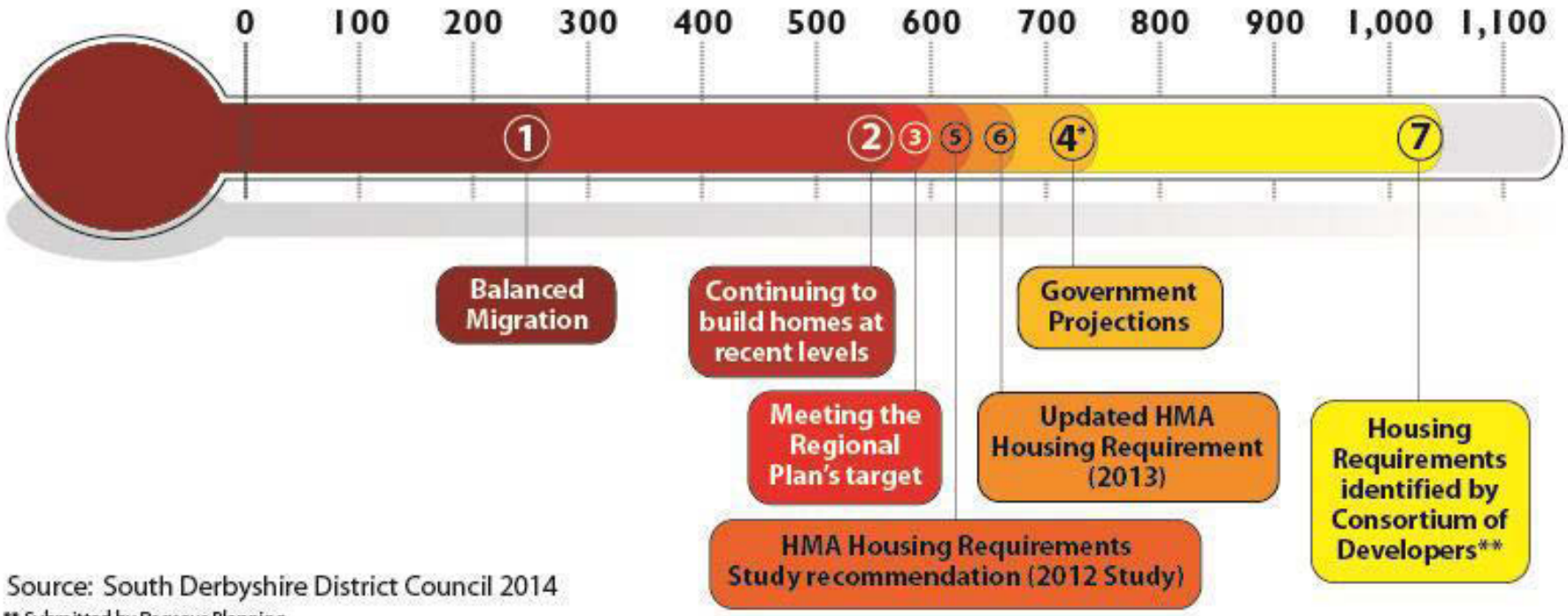
Source South Derbyshire District Council 2013.

x The options for growth appraised by the Authority to date are as follows:

1. Balanced Migration **(267 dpa)**	**30,000**
2. Continuing to build homes at recent levels **(567 dpa)**	**32,260**
3. Meeting the Regional Plan's target **(600 dpa)**	**36,600**
4. Government Projection accounting for Migration led population Change **(741 dpa)**	**47,900**
5. HMA Housing Requirements Study recommendation (2012 Study) **(635 dpa)**	**33,700**
6. Housing Requirements identified by Consortium of Developers (submitted by Pegasus Planning) **(1045 dpa)**	**54,482**
7. Updated HMA Housing Requirement (2013) **(673dpa)**	**35,354**

xi The appraisal undertaken is based on the potential District Council apportionment of the overall HMA requirements (these are set out in brackets above but in some and shown graphically below:

Figure 5.2: South Derbyhire annual housing apportionment in respect of the seven identified options



Source: South Derbyshire District Council 2014

** Submitted by Pegasus Planning

Further Work

xii During the examination sessions into the Part 1 Local Plan held in November and December 2014 the housing number for the HMA and the plan period were discussed. Through a letter sent following the close of the examination sessions (subsequently suspended), the Inspectors (South Derbyshire and Amber Valley's) are satisfied that the requirement for the HMA is 33,388 over the period 2011 – 2028. In this letter the Inspectors requested that the HMA authorities consider apportionment options for meeting Derby's unmet needs through a Sustainability Appraisal. This work has been completed (August 2015) and consulted upon and is set out in the Sustainability Appraisal Addendum. Through this work, it was confirmed that the apportionment of Derby's unmet need to be accomodated in South Derbyshire was 3,013 dwellings and therefore an updated housing requirement for South Derbyshire has been identified. This is for 12,618 homes over the Plan period or 742 homes per year. The Council considered reappraising this as an eighth housing option, but it was decided this was uneccesary given it was almost identical to option 4 (Government Projections) tested previously.

Summary of Responses

xiii In total 96 responses in respect of this issue were received during the Options for Housing Growth Consultation. Of the responses received most support was evident for Options 1 and 4. Broadly speaking around 20 respondents supported each option with support for option 1 predominantly coming from individual residents or community groups such as parish councils and Option 4 being supported mainly by developers and house builders or agents acting on behalf of developers. In response to the 'Preferred Growth Strategy' 224 responses were received concerning the proposed scale of growth. Of these 106 consultees considered that housing requirements were too high (based on 12,700 homes). Forty two consultees considered that housing requirements were about right, whilst 41 considered that they were too low and would not meet objectively assessed need. As previously noted an option for elevated levels of housing provision of between 2,500 – 3,000 new homes per year (or 55,000-60,000 homes across the HMA over the Plan period) has subsequently been appraised in response to the identification of a proposed housing requirement identified by a consortium of developers.

What May Happen if the Plan is Not Prepared

xiv Baseline data indicates that housing delivery in the District is subdued and insufficient homes have been constructed in recent years, especially around the southern edge of Derby City. The District upon adoption of the Plan will be able to demonstrate a five year supply which hasn't been achieved for several years. This is partly due to a number of large development sites in the District having stalled due to economic conditions or site viability issues though many of these are now under construction.

xv Without a Plan setting out a strategic approach to housing allocations, planning applications and growth will continue to be determined having regard to national policy, specifically the need to maintain a five-year housing land supply. Where housing provision fails to meet the five year supply requirement any applications submitted to the Authority will need to be considered on their merits and appropriate sites released to make up the five year supply. In such circumstances the Planning Authority will be unable to plan housing delivery strategically and may not be able to deliver new homes based on actual demand within specific communities as the focus is on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. In addition, without a plan, it would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities. Without adequate up front allocation of preferred sites it may also frustrate the ability of developers to deliver adequate numbers of new homes consistently throughout the plan period.

The Characteristics of the District Likely to be affected by Housing Growth

xvi The delivery of new homes will increase pressures on wastewater and water supply infrastructure, the local and strategic road network, health and social care facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development will also lead to the loss of significant areas of greenfield (agricultural) land and the urbanisation of countryside.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

xvii New housing development could lead to further deterioration of water quality within the River Mease Special Area of Conservation (SAC) or other surface waters due to an increase in point source and urban diffuse pollution associated with development. Growth in some locations could undermine the integrity of SAC which is protected under the Habitat Regulations. Large scale growth could also undermine water quality in respect of objectives included in the Water Framework Directive. The significance of impacts could be controlled through the careful siting, design and implementation of development. In addition, growth, particularly on the periphery of Derby City or Burton on Trent could lead to deterioration in air quality within designated Air Quality Management Areas. However the extent of any impacts would again be dependent on the location and detailed implementation of new development. Housing development in South Derbyshire will not have any impact on sites protected pursuant to the Bird's Directive.

xviii In addition, the development of new housing on a large-scale could lead to increases in waste generation; the emission of climate change gases and increased noise and light pollution within and adjacent to existing built up areas. Development will also lead to the loss of greenfield (agricultural land) due to the lack of brownfield sites. Depending on location, new development could have a detrimental impact on protected or locally important habitats and species or geological sites. Major growth in sensitive locations could also have a detrimental impact on the District's cultural heritage (including listed buildings and conservation areas), but could offer potential to improve access to such features and on a limited number of sites.

xix In respect of the population effects the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for local residents. However it will also increase pressure on existing social infrastructure such as schools, doctors and community facilities so will need to provide additional facilities where needs cannot be accommodated by existing facilities. New housing provision will also support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers.

Summary of Broad Options Appraisal:

Housing Growth Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Balanced Migration	?	XX	XX	?	?	XX	?	?	XX	XX	✓	?	X	?	X	XX	--	X	?	?	X
Option 2: Current Building Trends	?	X	X	?	?	X	?	?	--	--	✓	?	X	?	X	XX	--	X	?	?	X
Option 3: Regional Plan Targets	?	X	X	?	?	X	?	?	--	--	✓	?	X	?	X	XX	--	X	?	?	X
Option 4: Government Projections	?	✓✓	✓✓	?	?	✓✓	?	?	✓✓	✓✓	✓✓	?	X	?	X	XX	--	X	?	?	X
Option 5: Housing Requirement Study (2012)	?	X	X	?	?	X	?	?	✓	✓	✓	?	X	?	X	XX	--	X	?	?	X
Option 6: Housing Requirements of the Derby HMA (Pegasus Group)	?	✓✓	✓✓	?	?	✓✓	?	?	✓✓	✓✓	✓✓	?	XX	?	XX	XX	--	X	?	?	X
Option 7 Updated Housing Requirement Study Update (2013)	?	X	X	?	?	X	?	?	✓	✓	✓	?	X	?	X	XX	--	X	?	?	X

xx All options were judged likely to have uncertain impacts against SA objectives to protected the natural environment, improve community safety, improve educational performance, improve access to local services and facilities, protect cultural and heritage features and improve access to the district's cultural heritage. This is because the nature of impacts was considered to be most significantly affected by the exact location of development and how schemes will be designed and implemented rather than the overall amount of housing proposed.

xxi It was considered that lower growth options (1, 2, 3, 5 and 7) would have less of an impact on the environment (in terms of resource efficiency, climate change, increasing pollution and conserving the districts landscape), although these options performed relatively poorly in respect of economic objectives, delivering sufficient housing and addressing deprivation. Higher growth options (4 and 6) performed well against objectives to deliver housing, improve and health and wellbeing, promote social inclusion and improving the quality of new development. These options also performed well against economic objectives. However, higher growth was considered likely to have more significant impacts on the natural environment for example through increased greenfield losses, increased waste generation, and increased likelihood of pollution. However, given that a key objective of the plan is to deliver the housing required to meet local needs, such effects would have to be accomodated, and where possible managed and mitigated to reduce their likley significance.

Preferred Option

xxii Previously option 7 had been selected as the preferred housing growth requirement to be included in the South Derbyshire Local Plan. This option equated to a housing requirement of 673 dwellings per year (or 13,454 homes over a twenty year planning period from 2008). Following the rebasing of the Plan to 2011 (i.e moving its start date to 2011 from 2008) and having regard to the level of Derby City's unmet need (this issue is fully considered in the SA Addendum published in August 2015) and subsequnt testing of the housing need for the Housing Market Area the preferred option is now for the Council to deliver 12,618 homes between 2011 and 2028. This equates to 742 homes per year and is similar to the previously tested **Housing Option 4 (Government Projections).** This housing number is the Council's preferred option, though the 'number' has been derived on a different evidence base to that which initially justified the testing of Option 4. Nonetheless the likely effects of this level of growth have been previously tested through the appraisal.

xxiii It is presently unclear whether significantly higher levels of growth, such as those considered in Option 6 would be deliverable within the Plan period as housing delivery is affected by a range of factors, many of which are beyond the control of the Council, including the health of the wider economy, policy support for home ownership such as help to buy, the capacity of developers to deliver housing significantly above historic levels and housing affordability etc. In contrast lower growth levels are unlikely to accomodate sufficient homes to deliver the aspiration rate of economic growth in the Derby HMA and accomodate in-migration that this economic growth would generate. Development at supressed levels would have an uncertain effect in terms of social objectives and negative impacts in respect of economic and environmental objectives (although environmental impacts would be less significant than higher growth options).

xxiv The delivery of 12,618 homes over the Plan period would ensure housing need for South Derbyshire is fully met and a significant proportion of Derby City's unmet need which is identified to be 5,388 over the Plan period. This Authority will deliver 3,013 homes to meet the City's unmet needs - equivalant to 56% with the remainder to be delivered in Amber Valley. This option would therefore perform positively in respect of social and economic SA objectives as it would ensure that HMA wide need can be fully met by HMA partners and negatively in respect of environmental objectives included in the SA framework. However, the negative impacts are likely to be less significant than higher growth proposals such as Option 6. A housing requirement of 742 dwellings per annum whilst challenging, is considered deliverable by the Council given the number and distribution of sites proposed. A more detailed assessment of the Council's Preferred Housing Requirement Option is set out in Chapter 6 of this report. Further information on the apportionment of the City's unmet need and specific options for apportioning this need is set out in the August 2015 Sustainability Appraisal Addendum.

5.6.2 ISSUE 2: HOW MUCH EMPLOYMENT LAND GROWTH

i This is an overarching option, which deals with the amount of new employment land required in the Derby Housing Market Area (HMA) up to 2028. In total three broad options were identified and consulted upon in the January 2010 Issues and Alternative Options Consultation including:

1. Trend - Based Growth
2. Below Trend Growth or Reduced Supply
3. Above Trend Growth

Summary of Responses

ii Together these represent low, medium and high growth options. Option 1 would be the business as usual (BAU) option; with HMA employment provision based on a continuation of past development trends. Overall 118 responses were received from consultees on this issue. Most respondees supported option 1 (61 people) or option 2 (37people). Only 11 respondees supported option 3. No additional broad options were identified. However, one stakeholder considered that employment growth should be linked with overall housing growth in order to ensure the creation of balanced communities. The Authority has sought to achieve this by commissioning consultants responsible for the Housing Requirement Study to identify employment requirements necessary to support growth and indicate the distribution of employment land based on housing growth.

What May Happen if the Local Plan is Not Prepared

iii The rate of starts and completions on employment sites with the District remains at a relatively low level, reflecting economic conditions. At the present time, plots remain at four sites allocated for employment use in South Derbyshire as well as a number of smaller windfall sites throughout the District. However remaining sites are unlikely to be sufficient to ensure an adequate supply of employment land to meet the Districts long term needs to 2028. The Derby HMA Employment Land Review suggests that it may be necessary to identify a total of 273ha of employment land to meet the needs of the HMA over the Plan period. Of this around 154ha will need to come forward in the Derby Urban Area and 53 hectares is required in the remainder of South Derbyshire.

iv Without a Plan setting out a strategic approach to employment site allocations, planning applications and growth would continue to be determined having regard to national policy. Any applications for business and employment development that may be submitted to the Authority would need to be considered on their merits and appropriate sites released on an ad-hoc basis where need was established. In such circumstances the Planning Authority would be unable to plan economic development strategically and might not be able to deliver new employment sites and business parks in locations where demand existed as the focus would be on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning were fully delivered to local communities. Further the ability of developers to deliver sufficient employment sites consistently throughout the plan period might also be frustrated without the adequate allocation of preferred employment sites.

The Characteristics of the District Likely to be affected by Employment Growth

v The delivery of new employment sites will increase pressures on wastewater and water supply and road infrastructure. It could also affect air and water quality as well as local amenity (as a result of odours, noise, dust or light pollution). Large scale employment growth would also lead to the loss of green field sites and could potentially affect local landscape, townscape and cultural heritage features.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

vi New employment development could lead to further deterioration of water quality within the River Mease Special Area of Conservation (SAC) or other surface waters due to an increase in point source and urban diffuse pollution associated with commercial development. Growth in some locations could undermine the integrity of SAC which is protected under the Habitat Regulations. Large scale growth could also undermine water quality in respect of objectives included in the Water Framework Directive. The significance of impacts could be controlled through the careful siting and implementation of development. In addition growth, particularly on the periphery of Derby City or Burton on Trent could lead to deterioration in air quality within designated Air Quality Management Areas (either directly through regulated emissions to air or indirectly as a result of traffic generation). Commercial development in South Derbyshire will not have any impact on sites protected pursuant to the Bird's Directive. The extent of any impacts would be dependent on the location and detailed implementation of new development.

vii The development of new commercial development could also lead to increases in waste generation; the emission of climate change gases and increased noise and light pollution within and adjacent to existing urban areas. Development will also lead to the loss greenfield sites (agricultural land). Depending on location, new development could have a detrimental impact on protected or locally important habitats and species or geological sites, although no sites are likely to be located on, or immediately adjacent to, statutory wildlife sites such as Sites of Special Scientific Interest. Major growth in sensitive locations could also have a detrimental impact on the district's cultural heritage (including listed buildings and conservation areas), but will offer potential to improve access to such features.

viii In respect of the population effects the provision of significant new employment land will provide further business accommodation and hence jobs to meet the needs of the rapidly growing population in South Derbyshire and could support the diversification and continued expansion of businesses in South Derbyshire.

Summary of Broad Options Appraisal

How Much Employment Land Growth?	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Trend Based Growth	?	✓	--	?	✓	✓	✓	?	✓✓	✓✓	?	✓	X	--	X	X	?	?	?	?	X
Option 2: Below Trend Growth	?	✓	--	?	✓	✓	✓	?	✓✓	✓	?	✓	X	--	X	X	?	?	?	?	X
Option 3: Above Trend Growth	?	✓	--	?	✓	✓✓	✓✓	?	✓✓	✓✓	?	✓	X	--	XX	XX	?	?	?	?	XX

ix Option 1: The performance of this option is based on the continued delivery of around 8.2ha of employment land per annum (delivered between 2002-12) within the District over the plan period. This option generally performed well in terms supporting socio-economic objectives and in particular could support sustainability objectives to improve skills, local access to jobs and tackling social inclusion and deprivation. It performs strongly against objectives to strengthen the District's economy and facilitating economic growth. Performance against environment objectives was generally considered to be negative in respect of loss of greenfield land, pollution related impacts, climate change impacts and landscape effects. Uncertain effects were considered likely in respect of SA objectives to protect local biodiversity and townscape and cultural heritage.

x Option 2 (below trend growth) could reduce the positive effects of development in respect of social and economic objectives but would see impacts on the natural environment lessened.

xi Option 3 would see greater negative environmental impacts but could offer greater social and economic benefits and could provide greater employment land choice to businesses in the District.

Identification of the Preferred Employment Growth Option

xii **Option 2 has been selected as the Preferred Employment Growth Option to be included in the South Derbyshire Local Plan.** The Council is seeking to allocate a total of 53ha of employment land. The GL Hearn Employment Land Study (Update) indicates that there is a need for between 69-91ha of employment land over the Plan Period. It is considered by the Authority that seeking to maintain historic delivery

rates, or even increase delivery further could lead to the over provision of land within the District and this could undermine the delivery of employment land in Derby City or even undermine the deliverability of sites especially given demographic trends, which indicate an ageing population (and increasing proportion of residents beyond working age) and the shift away from traditional B1, B2 and B8 uses with greater levels of employment in other sectors such as services and construction. However to provide flexibility the Council is also looking to include a number of safeguarded or exceptions sites which could come forward where specific needs arise.

xiii On balance therefore, and based on evidence within the employment land review and update the Council has identified Option 2 as its preferred option.

5.6.3 ISSUE 3: HOUSING DISTRIBUTION OPTIONS – SOUTH DERBYSHIRE

i Overall options for growth in the Derby Housing Market Area were consulted upon in the July 2011 'Options for Housing Growth Consultation'. The now deleted Regional Plan sought to focus the majority of development in and around the City of Derby and Swadlincote. Previously the Regional Plan provided only limited flexibility to where new growth could be located.

ii On this basis, no alternative options had been identified for the level of growth required in the Principal Urban Area (i.e. adjoining Derby City) during the Issues and Alternative Options Consultation' (as the Local Plan was required to be in 'general conformity' with the Regional Plan which specified the quantity of growth necessary in this area). Within the remainder of the District a number of delivery options had been identified concerning growth. These included:

- Swadlincote focused Growth
- Swadlincote and Limited Development in Named Villages
- Swadlincote and Maximum Development in Named Villages
- Swadlincote and Drakelow

iii Having reviewed these options in light of the revocation of the Regional Plan, it became clear that it was necessary to reconsult on the broad growth distribution options available across the whole District in order to reflect the greater flexibility to locate development in locations other than those required in the Regional Plan. In light of this a new set of broad options were identified as follows:

1. Concentrate Most Development In and Adjoining Derby City
2. A Greater Role for Other Towns
3. A Greater Role for Rural Settlements
4. Housing Distribution Option 4: New Settlement(s)

iv Option 1, would represent the Business As Usual (BAU) Scenario, with most growth being located within or on the edge of Derby City with some strategic levels of growth accommodated in Swadlincote. Option 2 would see less significant growth on the edge of Derby with growth instead

focused mainly on Swadlincote (with only modest levels of growth in villages to meet local need). Option 3 would see the District's villages accommodate maximum growth. A fourth option to locate strategic growth in a new settlement was also identified.

Summary of Responses

v Overall 103 responses were received concerning distribution options for new housing. Of these Options the most supported were options 1 and 2 (23 and 26 responses respectively), closely followed by Option 3 (13 responses). Only 3 people considered that growth should be targeted to a new settlement. Mostly respondents had no firm views as to where a new settlement could go although a small number of consultees highlighted sites at Drakelow; around Hilton and Swadlincote or close to strategic road junctions as suitable growth locations. A number of consultees had sought to identify further alternative options including;

- No more development;
- Develop on brownfield sites ahead of greenfield sites
- Development around Burton on Trent.

vi Clearly the purpose of the Plan is to coordinate the development needs of the District and based on an objectively assessed need of local housing requirements, there will continue to be growth in the local population and therefore providing for no housing development is not a realistic option for the Plan. Further since there is already a significant pipeline of sites with planning permission in South Derbyshire clearly it would not be possible to stop all future growth even if no development is allocated through the Plan. As such whilst a reduced housing delivery option may be realistic, a no more development option is not. In respect of prioritising development on brownfield land all options identified in this section assume that brownfield land is prioritised and vacant dwellings reduced to a minimum in line with national policy objectives. As such it is not considered necessary to appraise this option. However it is accepted that further residential development could be distributed around Burton on Trent beyond that already consented (planning permission was granted for a large housing site at Drakelow in 2012). Accordingly following the close of the 2011 Housing Growth consultation an appraisal of development sites put forward through the SHLAA around Burton has been undertaken. In short therefore a total of 5 Housing Distribution options have been appraised as follows:

1. Concentrate Most Development In and Adjoining Derby City
2. A Greater Role for Other Towns -
3. A Greater Role for Rural Settlements –
4. Housing Distribution Option 4: New Settlement(s)
5. A Greater Role for Burton on Trent

Figure 5.3 shows the various options for the distribution of Housing Growth.

For illustrative purposes, proportions approximate only.

What May Happen if the Local Plan is Not Prepared.

vii In recent years most new development has come forward on allocated sites in Hilton, Church Gresley and Woodville. The area profiles for Hilton and Woodville note that population growth in these areas has been 72% and 60% respectively since 2001, whilst growth in Swadlincote has been around 10% since 2001 (although the majority of this growth has occurred on Castleton Park - Church Gresley). At a District level population growth has stood at 14% over the past ten years according to ONS 2010 mid-year population estimates making South Derbyshire the fastest growing District in the East Midlands and 13th fastest growing district in England and Wales.

viii Since 2009 planning permission has also been granted for seven development sites on the edge of Derby. These sites are located at New House Farm (300 homes), HighfieldsFarm (up to 1200 homes), Stenson Fields (487 homes), Primula Way, Stenson, (145 homes), Holmleigh Way, Chellaston (156 homes), Chellaston Fields (450 homes), and Boulton Moor (1058 homes). A further planning permission has been granted for 2,239 dwellings at Drakelow Park, near Burton upon Trent. In short therefore most growth in South Derbyshire delivered under the previous Local Plan was focussed on the settlements of Swadlincote and Hilton, whilst more recently the focus of residential growth in South Derbyshire has shifted towards extensions to large urban areas located immediately outside of the District (i.e. Derby City and Burton). Whilst these large sites have yet to deliver significant quantities of new homes, building has commenced on a number of sites including Stenson Fields, Boulton Moor and Drakelow Park. It is expected that development on sites will commence and in most cases finish during the Plan Period (although the scale of the site at Drakelow means that development on this site is likely to run beyond the Plan period).

ix Given that there is currently a pipeline in excess of 7,700 homes which benefit from permission, clearly even without a plan it is likely that significant residential development will continue to come forward on committed sites. Delivery, over the long term could be at levels well below the District's objectively assessed need. However, without a Local Plan setting out a strategic approach to housing, planning applications and

growth will continue to be determined having regard to national policy, specifically the need to maintain a five-year deliverable supply of dwellings. Where housing provision fails to meet the five year supply any applications submitted to the Authority will need to be considered on their merits and appropriate sites released to make up the five year supply. In such circumstances the Authority will be unable to plan housing delivery strategically and may not be able to deliver new homes based on actual demand or need on the ground as the focus is on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. In addition, without a plan, it would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities. A lack of sufficient supply may also frustrate the ability of developers to deliver adequate numbers of new homes consistently throughout the plan period.

The Characteristics of the District Likely to be affected by Housing Delivery

x The delivery of new homes will increase pressures on wastewater and water supply infrastructure, the local and strategic road network, health and social care facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development will lead to the loss of significant areas of greenfield (agricultural) land and the urbanisation of the countryside. New development would also give rise to landscape impacts on the urban or settlement fringe, as well as potential impacts on local heritage assets, especially in the District's villages, (although the extent of any impact would be based on the characteristics of individual sites and how sites are built out). Development of new sites could also have townscape impacts (particularly adjacent to existing built development or on previously developed sites within existing settlements).

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

xi Significant and long-term development within the catchment of the River Mease Special Area of Conservation (SAC) in some parts of the far south of the District could lead to further deterioration of water quality as a result of foul or urban diffuse discharges within the catchment. Elsewhere large scale housing growth could impact on water quality in other river catchments which are not meeting Water Framework Objectives in respect of water quality including the River Trent and Derbyshire Derwent. Significant growth on the edge of Derby could impact on air quality management Areas (AQMAs) located on the southern edge of Derby City especially where growth in South Derbyshire acts in combination with long-term housing growth in Derby City. Similarly growth around Burton on Trent could exacerbate air quality in AQMAs around St Peters Bridge. New housing development in South Derbyshire, irrespective of location, would not have an impact on any sites protected pursuant to the 'Birds Directive'.

xii The distribution of new housing on a large-scale could increase noise and light pollution within and adjacent to existing urban areas or communities, the chosen housing distribution strategy could also affect local landscape and townscape character although such impacts will be partially dependent on the precise location, scale and design of any site. Development will also lead to the loss of greenfield (agricultural) land owing to the fact limited brownfield sites remain within the District. Depending on location development could have a detrimental impact on protected or locally important habitats and species or geological sites. Major growth in some near urban locations, or within existing settlements could also lead to the loss of archaeological heritage or have a detrimental impact on the District's cultural heritage including listed buildings and conservation areas.

xiii In respect of the population effects the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for local residents and in some case residents from surrounding areas. However it could also increase pressure on existing social infrastructure such as schools, doctor's surgeries and community facilities. New housing provision will also support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers.

Summary of Broad Options Appraisal

Housing Distribution Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1 Concentrate development to land adjoining Derby	X	✓✓	✓✓	✓	?	✓	✓	✓	✓	✓	✓	✓	?	--	X	XX	--	X	?	?	X
Options 2 A greater role for other towns	X	✓✓	✓✓	✓✓	?	✓	✓	✓	✓	✓	✓	✓✓	?	--	X	X	--	X	?	?	X
Option 3: A greater role for rural settlements	X	✓✓	✓✓	✓✓	?	✓✓	✓✓	✓	✓	✓	✓	✓✓	?	--	XX	X	?	XX	?	?	X
Option 4: New Settlement	X	✓	?	X	?	?	?	XX	✓	?	XX	?	?	--	?	XX	?	?	?	?	?
Option 5: A greater role for Burton on Trent	X	✓✓	✓✓	✓	?	✓	✓	✓	✓	✓	X	✓	?	--	X	XX	--	X	?	?	X

xiv Options 1-3 would perform positively against SA social and economic objectives. In contrast it was considered these options would perform poorly in respect of SA objectives to protect and enhance biodiversity; reduce pollution; minimise greenfield losses and reduce and manage the impacts of climate change and conserve the Districts landscape and townscape character. Uncertain effects were considered likely in respect of SA objectives to improve educational achievement; minimise waste; reduce and manage flood risk; protect and enhance cultural heritage and access to cultural heritage features.

xv Option 4 was generally considered to perform less well against the SA objectives identified. In particular this option performed poorly in respect of SA objectives to safeguard biodiversity; improve community safety; make best use of existing infrastructure; enhance the vitality and viability of existing town and village centres; improving the quality of the existing built environment and minimising greenfield losses. However impacts against most SA objectives were uncertain as it is considered that the exact nature and scale of any impact from the creation of a new settlement would be largely dependent on the final location of the settlement together with its final design and scale of any scheme.

xvi Option 5, generally performed as Options 1-3 however connectivity to sites to both Swadlincote and Burton on Trent is relatively poor despite its near urban location. For this reason it is not likely that development in this location would able to support the vitality and viability of Swadlincote town centre compared to urban extensions to Swadlincote itself and moreover should very large scale growth be proposed could undermine the ability of the plan to fulfil its vision and objectives to regenerate Swadlincote and reinforce the role and services offered in the town.

Identification of the Preferred Housing Distribution Option

xvii **The Council has identified Option 1 as its preferred growth strategy.** Put simply this consists of concentrating most development across the HMA within and adjoining Derby City. This will mean that of the 33,388 homes to be located in the HMA, with in over 50% being located within and adjoining the city. In respect of South Derbyshire itself, of 12,618 homes proposed within the District around half could be as urban extensions to Derby City located in South Derbyshire. Around a fifth have already been built, have permission or will be found on small sites in locations throughout the District away from Derby City, just over a tenth could be on new sites located in and around Swadlincote, and around a further tenth will be on a single large brownfield urban extension to Burton on Trent at Drakelow Park which has already been granted permission. The remainder could be located in specified rural villages (Hatton, Hilton, Repton, Aston and Etwall) with the remainder (around 5% of the total housing requirement) to be located in villages to be identified through the Local Plan Part II. The housing target identified in the plan represents a floor rather than a ceiling. As such growth over the plan period could be beyond the 12,618 homes proposed.

xviii Previous consultations have explored the extent to which we should promote growth in urban areas where most services and facilities exist, or alternatively a more dispersed pattern of development. We have also consulted on building a completely new settlement as an option to meeting housing needs. We have therefore considered a broad spectrum of options going much wider than the Regional Plan's strategy of "urban concentration".

xix All options have advantages and disadvantages. Having considered people's views, a strategy for meeting needs in a way which most closely supports regeneration and prosperity in each of the City, town and village locations is recommended. For South Derbyshire, this means Option 1 has been selected as the preferred strategy for growth. This option:

- Will help meet the needs of the City of Derby and providing choice for South Derbyshire residents to live within easy reach of the City. This will assist in the sustainability of services and facilities in the City and ensure a substantial number of new households are within easy reach of a range of employment opportunities; and
- Will allow a significant level of growth to support strong growth and regeneration in and around Swadlincote; and

- Will allocate notable levels of development in those key villages where there would be distinct community benefits in doing so and other locations which would secure the sustainable re-use of previously developed land, such as at Drakelow Park (adjacent to Burton on Trent); and
- Would allow notable growth in other villages and smaller rural settlements throughout South Derbyshire on a scale appropriate to their size, role and characteristics on the basis of a settlement hierarchy allowing for regeneration where necessary.

xx Whilst Option 2 (a greater role for Swadlincote) could perform better against a number of SA objectives than Option 1, most of these benefits would be derived from the delivery/regeneration of a single site between Woodville and Swadlincote. The development of this site could provide an opportunity to secure the construction of a new regeneration route bypassing an existing roundabout which is subject to high levels of congestion during peak times. It would also allow townscape improvements to a significant area of the town and could facilitate the reuse of a poorly restored minerals site. However, evidence has indicated that the very high levels of growth in Swadlincote associated with Option 2 may not be deliverable due to a lack of capacity in local infrastructure, in particular schools and local road capacity and evidence gathering and discussions with the local education authority and transport authority are on-going. In addition the Burton - Swadlincote Greenbelt, could also constrain expansion of the town to the west, whilst the District boundary with North West Leicestershire abuts the edge of Swadlincote to the South. It is not considered that very high levels of growth could take place in Swadlincote in the Plan period. However, the Council's Preferred Growth Strategy would still make provision for significant growth in the town in addition to existing permissions, which have yet to be built out.

xxi Option 3 (a greater role for rural settlements) could result in significant impacts on schools, transport infrastructure and other local services and facilities where very large scale growth is pursued. However, the Council's preferred growth strategy does acknowledge that there may be specific communities that could benefit from growth. Under the Council's preferred growth strategy smaller scale growth would still take place in key villages on a scale appropriate to their size, role and characteristics. It is assumed that a minimum of 600 new homes would be delivered by such small scale growth mainly in local villages, with the location of these being set out in the Local Plan Part 2. However in combination with sites earmarked for growth in the Part 1 Local Plan village development over the plan period would be 1800 new homes (in addition to around 450 homes which are established commitments likely to come forward by 2028). Based on this level of provision village growth for the remainder of the Plan period would be comparable to historic levels of delivery.

xxii Option 4 (a new settlement) has been discounted due to relatively poor performance of this option against the SA framework and the lack of community support identified through consultation. This option would not make the best use of existing infrastructure and would have to be delivered alongside substantial new infrastructure. It is unclear whether the scale of growth proposed would be sufficient to deliver the necessary transport infrastructure, open space, schools, and other social infrastructure needed to support a new community. In addition, no suitable location for a new settlement has been identified through consultation.

xxiii Option 5 (around Burton on Trent). A recent planning permission for around 2,239 homes at Drakelow Park will provide opportunity to regenerate this large, mainly brownfield site. This site is expected to deliver up to 1280 homes over the Plan Period. The Council does not consider it appropriate to identify additional strategic sites adjacent to Burton in the Winshill area during the plan period due to the poor

connectivity of sites to Burton and Swadlincote and the likely effects of additional large-scale growth in combination with development proposed in Burton on Trent by East Staffordshire Borough Council.

5.6.4 ISSUE 4: HOUSING DEVELOPMENT OPTIONS IN THE DERBY URBAN AREA – SINGLE OR MULTIPLE SITES

i This is a strategic option considering whether the Plan should seek to concentrate growth in a single or limited range of locations around Derby, or whether it would be preferable to pursue a more dispersed pattern of growth. In total two options were identified and consulted upon in the 2010 'Issues and Alternative Options' Consultation. These are as follows:

1. Multiple Locations
2. Single Location

ii Recent planning permissions to the Derby Urban Area has been dispersed across multiple locations (for example large sites with planning permission are located at New House Farm (Mickleover), Highfields Farm (Littleover), Stenson Fields (near Sinfin), Sunny Hill (near Liitleover), Chellaston fields and Holmeleigh Way (Chellaston) and Boulton Moor (Boulton). This dispersed option therefore represents the business as usual (BAU) scenario and would continue into the future due to the dispersed nature of existing commitments and their scale. Nonetheless the Plan could seek to target all remaining growth requirements in a single location, for example to allow the Authority to ensure a critical mass of development in a single location sufficient to support major infrastructure investment.

Summary of Responses

iii Overall 104 responses were received from consultees on this issue and no additional broad options were identified. The majority of respondees supported option 1 (64 people), with only 25 consultees supporting option 2. A number of applicants considered that development should be focussed on locations where there were brownfield sites present or in 'sustainable locations'. In addition a number of consultees highlighted the need to locate new development in the least disruptive locations.

What May Happen if the Local Plan is Not Prepared

iv Between 2006-2013 there were 8 homes completed in the Derby Urban Area, against an annual requirement of 320 homes per annum required by the Regional Plan. In order to ensure the delivery of the homes required on the edge of Derby a conjoined inquiry was held in 2008 to establish which of five large scale housing proposals should be granted permission to ensure that the District Council could meet its short term housing requirements. In total three greenfield sites (Boulton Moor, Highfields Farm and Stenson Fields Farm) were granted planning permission in January 2009. Together these sites have identified sufficient land to deliver 2,758 dwellings. A further four greenfield site for an additional 1050 homes have been granted since 2012 at New House Farm (300 homes), Primula Way (145 homes), Chellaston Fields (450 homes) and Holmeleigh Way (157 homes). Of these sites building has started on Stenson Fields and Boulton Moor.

v Since 2011 only 2,026 dwellings have been completed in South Derbyshire. This is well below identified need and any underprovision over this period will now need addressing in the remaining plan period.

vi In the absence of a five year supply of housing and without a Local Plan setting out a strategic approach to housing, planning applications and growth will continue to be determined having regard to national policy, specifically the need to maintain a five-year deliverable supply of dwellings. Whilst the Council does not have a five year supply any applications submitted to the Authority will need to be considered on their merits and appropriate sites released. In such circumstances, however, the Authority will be unable to plan housing delivery strategically and may not be able to deliver new homes based on actual demand or need on the ground as the focus is on ensuring adequate supply rather than planning for growth in a coordinated way. In addition, without a plan, it would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities. A lack of supply may also frustrate the ability of developers to deliver adequate numbers of new homes consistently throughout the plan period.

The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

vii New housing development in the Derby Urban Area could exacerbate existing environmental problems in respect of water quality in the Derbyshire Derwent as a result of foul flows to Derby Waste Water Treatment Works near Pride Park or as a result of urban diffuse pollution within the Trent catchment. This could affect the ability of water companies and other relevant bodies to meet strict water quality targets set out in the Water Framework Directive. In addition significant new housing development within the DUA could reduce air quality at sites within the City already designated as Air Quality Management Areas, especially where new development increases traffic volumes on the Derby Ring Road on the southern edge of the City.

viii The delivery of new homes will also affect the local and strategic road network, health and social care facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development could also have an impact on the landscape and green wedges on the southern edge of the City. Large Scale development would lead to the significant loss of greenfield (agricultural land) and depending on location could have a detrimental impact on protected or locally important habitats and species or geological sites (for example Sinfin Moor Regionally Important Geological Site). Major growth in some areas of the DUA could have a detrimental impact on the setting of the district's archaeological heritage (including listed buildings conservation areas or historic parks and gardens).

ix In respect of the population effects, the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for local residents including those currently living within the City. However it would also increase pressure on existing social and physical infrastructure such as schools, doctors, community facilities, roads and sewerage infrastructure. New housing provision will support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers.

Summary of Broad Option Appraisal

Housing Delivery Options (DUA)	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Multiple Locations	?	✓✓	✓	✓	?	✓	✓	✓✓	✓	✓	?	✓	?	X	X	?	?	?	?	?	?	?
Option 2: Single Location	?	✓	✓	?	?	X	?	?	✓	✓	?	✓	?	X	?	?	?	?	?	?	?	?

x Both options performed similarly. They would have uncertain impacts in respect of effects on wildlife sites and biodiversity; education; the vitality and viability of local centres; reducing waste and pollution; reducing and managing flood risk; protecting and enhancing archaeological and cultural heritage and landscape and townscape impact. This is because impacts would be largely dependent on the specific locations identified for growth within these two options.

xi Nonetheless option 1 was considered to perform slightly better than option 2 as a dispersed pattern of growth would provide greater opportunity to provide housing choice in a variety of locations and increase opportunities for affordable housing growth across a range of locations (including those communities in Derby which are more expensive and hence less affordable). Both options were considered to perform similarly in respect of objectives to minimise greenfield land losses and reduce climate change impacts, improve health and wellbeing; achieve stable and sustainable levels of economic growth and diversify and strengthen local and rural centres.

Identification of the Preferred Housing Distribution Option

xii Given the scale of growth which will be delivered on the southern edge of Derby, and having regard to existing commitments (large sites already granted consent around Boulton Moor, Stenson, Chellaston, Littleover and Mickleover) **Option 1: Multiple Locations is the Council's preferred growth strategy**.

xiii It is unclear whether promoting all new development in a single location would be deliverable. Given the scale of growth proposed, even allowing for growth already committed (around 3,800 homes across seven locations) there would still be a requirement for further large scale growth in the plan period to 2028 in order to conform with the Authorities preferred distributional strategy (Issue 2). It is unclear whether a site (or number of adjacent sites) of the scale required would be deliverable in the current economic climate given the lead in times for this type of development. This uncertainty would be exacerbated where further large scale growth was proposed nearby within the City. A single site would need to deliver well inexcess of typical greenfield delivery rates, even if it were to start immediately. There is therefore significant uncertainty about the delivery of such a large amount of growth in a single local area. In light of concerns about deliverability, it seems prudent to identify a mix of housing sites to accommodate large and small sites in a number of broad locations across the Derby Urban Area. This will help the Authority best manage supply and will bring forward sites across a range of communities to meet local need. In addition delivering growth across multiple locations on a range of different sites could make best use of existing infrastructure where capacity exists to absorb limited growth, especially early in the Plan period without burdening developers with excessive upfront costs which could threaten site viability and deliverability.

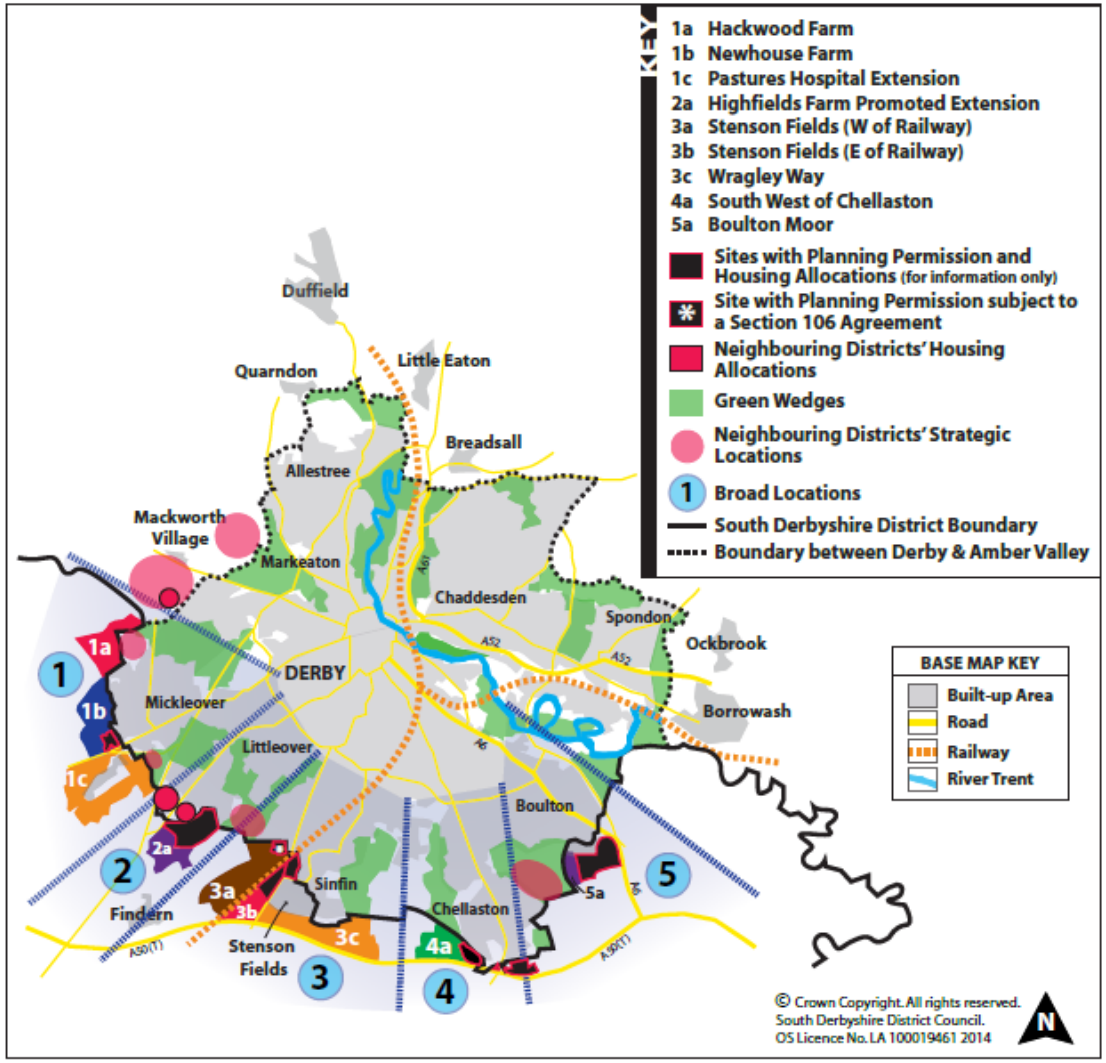
xiv In addition option 1 also performs marginally better than Option 2 against the sustainability appraisal framework, partly because it would provide opportunities to make best use of existing infrastructure (as indicated above), but also because it would allow new housing to be spread out across a range of locations within the City providing greater housing choice to existing and future residents.

5.6.5 ISSUE 5: HOUSING DEVELOPMENT OPTIONS IN THE DERBY URBAN AREA - BROAD AREAS OF SEARCH

i This is a strategic option considering the potential of 5 broad areas of search on the edge of Derby City to accommodate strategic levels of housing growth. The broad areas of search are as follows:

1. The Mickleover Area
2. The Littleover Area
3. The Sinfin Area
4. The Chellaston Area
5. The Boulton Moor Area

Figure 5.4 below indicates the location of broad areas of search and their relationship with large sites with outline planning permission.



ii As already noted growth on the southern edge of Derby City has historically been dispersed across a number of locations (evidenced by the granting of outline planning permission for residential developments at Boulton Moor, Stenson Fields, and Highfields Farm (see illustrative map on previous page). More recently outline permission has been granted for 300 homes at New House Farm (Mickleover), 145 homes at Primula Way (near Sunny Hill), and around six hundred homes across two sites in Chellaston.

Summary of Responses

iii Overall 527 responses were received from consultees on this issue during the 2010 Issues and Alternative Options Consultation. Of the options consulted upon most respondees (66 people) supported growth in Mickleover. Option 4 (Chellaston) was the second most supported option with 59 respondees supporting housing growth in this area. 58 responses supported further growth in Sinfin, 51 in Boulton Moor and 49 in Littleover. Many respondees sought to identify alternative options including:

- to promote small scale growth on the edge of Derby
- to not provide any growth on the edge of Derby (given that three large sites were granted planning permission in 2009 and no meaningful start has been made on any them (at the point the consultation was held))
- to use previously developed sites ahead of greenfield sites
- to develop new homes around A50 interchanges to meet Derby City's needs
- to promote infill (including the use of green wedges) and regeneration in the City.
- to ensure coordinated growth with Amber Valley (especially concerning growth in Mackworth)

iv Of the proposed additional options none represent new broad strategic spatial options that should be subject to further appraisal. For example promoting different scales of growth on the edge of Derby is considered in Issue 3 **(Housing Distribution Options)**. In respect of prioritising development on brownfield land all options identified in this section assume that brownfield land is prioritised and vacant dwellings reduced to a minimum (as stated in the 2011 'Housing Growth Options' Consultation). Having considered the potential option to locate growth on A50 interchanges (presumably the A50/A38, A50/A514 and the A50/A6 Spur) all of these interchanges fall within the broad areas identified in the consultation material (see map above) and as such locating development on the 'A50 interchange' scenarios are considered within the scope of this assessment.

v In respect of promoting infill and ensuring coordinated growth across the southern edge of Derby, South Derbyshire District Council is working closely with partners in Amber Valley and Derby City to ensure growth is coordinated. The Local Plans of the three Authorities are broadly 'aligned' in order that cross-boundary issues can be considered through the plan-making and sustainability appraisal processes and to ensure that respective plans take account of the individual issues and preferred growth options in neighbouring areas. A 'no growth' option on the edge of Derby is not considered to represent a reasonable option given the need for growth to meet the City's needs well above the levels which can be physically accommodated in the City itself.

What May Happen if the Local Plan is Not Prepared

vi Housing growth has slowed significantly in the Derby Urban Area (DUA) since the onset of the credit crunch and subsequent recession. Housing requirements in the DUA were set at 1070 dwellings per annum through the East Midland Regional Plan (now revoked) and growth levels during the 2006-07 and 2007-08 monitoring periods did, for the most part, satisfy this requirement.

vii However since 2008 housing completions in the DUA have almost halved and remain at subdued levels. Virtually all the homes completed in the DUA have been delivered within Derby City with only 8 dwellings built in South Derbyshire, or Amber Valley despite the requirements for both Authorities to jointly deliver 350 dwellings per annum on greenfield locations adjacent to the City Boundary (320 in South Derbyshire and 30 in Amber Valley).

Figure 5.5 below shows housing completions in the DUA by District

Completions	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Derby City	1052	1104	476	504	533	261	273	447
South Derbyshire	4	4	0	0	0	0	0	77
Amber Valley	0	0	0	0	0	0	0	--
Total	**1056**	**1108**	**476**	**504**	**533**	**261**	**273**	**524**

Source SDDC, DCC and AVBC Annual Monitoring Reports

viii In the absence of the South Derbyshire Local Plan being prepared it is likely that the housing completions in the DUA will increase from current lows to levels closer to those experienced prior to the recession. This is because Derby City's own Local Plan, will, in isolation bring forward sufficient sites within the City to meet some of its own need (i.e that can be accommodated in the City). In respect of South Derbyshire there are seven sites in the DUA which have outline or full planning permission for around 3,800 new homes. As such it is likely that there would still be significant opportunities for growth in the short to medium term whilst these sites are built out. However, in the longer term it is unclear whether sufficient new development locations could be identified necessary to meet growth requirements, and further without the production and adoption of the Local Plan, the broad location of any additional sites necessary to meet long-term demand would be uncertain.

The Characteristics of the District Likely to be affected by the Local Plan

ix The delivery of new homes will increase pressures on waste water and water supply infrastructure, the local and strategic road network, health social care and education facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development would also have an impact on the landscape on the southern edge of Derby City.

The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

x New housing development in the Derby Urban Area would not have any impact on sites protected pursuant to the Habitats or Birds Directive. However growth, irrespective of location, is likely to lead to increase foul and urban diffuse pollution which could impact on water quality in the Derbyshire Derwent and to a lesser extent in the River Trent. Both rivers have been identified within the HMA Water Cycle Study as failing Water framework Directive targets and there is limited capacity of receiving waters to accommodate further discharges. In addition constraints in the sewerage network in the city could lead to increased incidents of sewer overflows without additional investment to accommodate growth. Growth on the southern edge of the City in South Derbyshire could also have an indirect effect on Air Quality Management Areas designated

within Derby. However impacts could be controlled through the careful design of development including measures to suppress waste water supply, deal with surface water on site and reduce reliance of residents of new homes on private car use and through reducing travel need and demand and the provision of enhanced highways capacity to ease congestion.

xi Growth would also place additional demand on the local and strategic road network, health, social care and education facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development would also have local landscape and townscape impacts and depending on location could have a detrimental impact on protected or locally important habitats and species or geological sites. Major growth in sensitive locations could also have a detrimental impact on the District's architectural and archaeological heritage (including listed buildings and conservation areas), particularly where new development is large-scale or difficult to screen. In respect of the population effects new urban extensions could significantly boost housing choice close to the City and could help support local businesses and district retail centres. An assessment of preferred sites and plan wide effects is set out in Chapters 8 and 9 respectively.

Summary of Broad Options Appraisal

Housing Options in the DUA	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
The Mickleover Area	X	✓✓	✓	?	?	✓	?	✓	✓✓	✓	--	?	--	?	XX	XX	--	X	?	?	XX
The Littleover Area	X	✓✓	✓	?	?	✓	?	✓	✓✓	✓	--	?	--	?	XX	XX	?	X	--	--	XX
The Sinfin Area	X	✓✓	✓	?	?	✓	✓	X	✓✓	✓	✓	?	--	?	XX	XX	?	X	?	?	X
The Chellaston Area	X	✓✓	✓	?	?	✓	✓	✓	✓✓	✓	--	?	--	?	X	XX	--	X	?	?	XX
The Boulton Moor Area	X	✓✓	✓	?	?	✓	✓	✓	✓✓	✓	?	?	--	?	X	XX	--	X	--	?	X

xii A general theme that is apparent from the appraisal of DUA sites is that firstly, many impacts are uncertain. This is because even after honing in on broad locations the performance of potential developments is not always obvious and in many instances is determined by the specific development location and how the scheme is designed, implemented and phased. Nonetheless some differences in site performance have

been identified and recorded in the following matrix. Issues where uncertainty arose included the performance of broad areas against objectives relating to education; social inclusion and cultural heritage impacts.

xiii The development of new large-scale housing on the edge of Derby performed well across all sites in respect of SA objectives to provide decent and affordable homes; improve community safety; improve health and well-being and achieve stable and sustainable levels of growth and to diversify and strengthen local urban and rural economies. All sites performed negatively in respect of SA objectives to avoid damage to wildlife and biodiversity locally, (at least in the short term), the reduction of pollution, the loss of greenfield land, the conservation and enhancement of local landscape character and the reduction and management of climate change impacts.

Preferred Option

xiv **Having reviewed the location of sites and the location of existing commitments the Council has identified four of the 5 broad locations as suitable to accommodate further growth**. These are Mickleover, Sinfin, Chellaston and Boulton Area. Further development is not currently proposed around the Littleover area due to the scale of existing commitments on the Rykneld Road site in the City and the Highfields Farm site in South Derbyshire consented in 2009. Taken together it is likely that both sites will deliver around 2000 homes on adjacent sites and any further urban extensions in this area are unlikely to be able to make any meaningful contribution towards housing delivery to 2028 given the existence of the two sites already available. In addition an extension to this site would also be dislocated from the urban area due to proposals to create a significant landscape buffer on the southern edge of the Highfields Farm site. An extension to the consented Highfields Farm site would also encroach onto the village of Findern to the south. In respect of preferred housing sites in the Derby Urban Area these are listed more fully in Section 8 of this report.

5.6.6 ISSUE 6: EMPLOYMENT LAND OPTIONS IN THE DERBY URBAN AREA

i This is a spatial option, which deals with where new employment land around the DUA should be located. In total three broad options were consulted upon during the 2010 'Issues and Alternative Options' consultation:

1. Mixed Use Urban Extensions to Derby
2. Within Derby
3. Within South Derbyshire and Derby

ii Historically employment land provision has been largely located in Derby City. This is because locating new greenfield sites on the edge, or close to Derby City could impact on the wider regeneration of previously developed sites within the City. However, some development has taken place in South Derbyshire where this could not be accommodated within the City, or where there was a need to regenerate sites in South Derbyshire. For example Toyota Manufacturing UK at Burnaston, Dove Valley Park, Foston and Hilton Business Park, Hilton. Option 3 is therefore considered to represent the business as usual (BAU) scenario.

Summary of Responses

iii Overall 108 responses were received from consultees on this issue, 50 respondees supported option 2 followed by 39 people supporting option 3. Option 1 was supported by 16 respondees. Comments included the following:

- There needs to be more employment provision closer to where people live
- Only previously developed sites should be used for new employment sites
- The plan should not seek to target employment developments to specified locations but rather development should be considered on its merits
- New employment land provision should be matched to housing growth
- All new employment developments should be properly landscaped and should seek to conserve and protect local biodiversity and amenity value.

iv Of the proposed additional options none represent new broad strategic options that should be subject to further appraisal. In respect of the suggested option to locate new growth close to where people live, the purpose of the plan is to deliver balanced communities. The three options identified all seek to ensure new employment is well related to new growth and existing communities in and around Derby and South Derbyshire. This could mean undertaking mixed use developments, but it could also mean locating separate employment close to, and easily accessible from, new housing sites in the DUA.

v In respect of an alternative option of only considering brownfield sites, in line with national policy the South Derbyshire Local Plan will encourage the reuse of brownfield sites. However there are unlikely to be sufficient previously developed sites which could be viably developed for employment uses within, and around Derby or elsewhere in the District to fully meet the employment land requirements for the Plan Period. In addition, it will be necessary to provide a balanced portfolio of sites to business investors whose needs cannot always be met by brownfield sites alone. This issue is considered earlier in this report (Issue 2) with Option 2: 'Below Trend Growth' identified as a way of minimising pressure for development on greenfield sites. Similarly in respect of matching employment and housing growth, the amount of each type of development required is considered under Issue 1: "How much housing growth?" and Issue 2: "How much employment land?" One of the objectives of the plan is to balance housing and employment growth and the three options identified will therefore seek to achieve this.

vi In respect of the suggested option to not specify locations and treat all new developments on their own merits, there is a statutory requirement to prepare the Local Plan, which should include the identification of appropriate locations and policies to guide the location and design of new development. Nonetheless, it is recognised that the Plan will need to be sufficiently flexible to allow other appropriate developments to come forward outside identified strategic locations, where it can be demonstrated that there is a need for such development, or the benefits outweigh the harm, for example extensions to existing businesses.

vii Finally, the Plan will seek to ensure that new sites are properly landscaped and includes safeguards to protect local biodiversity. This issue is not considered however to represent a different Plan option but rather a plan objective which would apply irrespective of which option is finally carried forward into the Local Plan. Objective 9 of the South Derbyshire Local Plan seeks to *respect and enhance the varied character, landscape, cultural heritage and natural environment of our fast growing district'.* The objectors concerns are therefore addressed across all three options and will be reflected in the Plan.

What May Happen if the Local Plan is Not Prepared

viii The current rate of starts and completions on employment sites in the DUA is relatively subdued, reflecting economic conditions nationally. At the present time there are no employment sites in the DUA in South Derbyshire. There are however employment sites close to South Derbyshire in Derby City. Within the City the Adopted Derby City Local Plan (2006) identifies around 270 hectares of available employment land. Since 2006 the completion of new employment sites has been relatively low, due to the economic recession. Given the depressed state of the commercial sector it is possible that sufficient employment land remains in both Derby City and South Derbyshire to meet demand – at least at current levels. However, if commercial completions pick up as the health of the wider economy improves remaining sites may be insufficient to ensure an adequate supply of employment land. The Derby HMA Employment Land Review suggests that it may be necessary to identify additional land measuring some 154 ha within the DUA over the period to 2028.

ix Without a Plan setting out the preferred approach to new employment provision, planning applications and growth will continue to be determined having regard to national policy. Where applications for business and employment developments are submitted to the Authority, these would need to be considered on their merits and appropriate sites released on an ad-hoc basis where need is established. In such circumstances the Planning Authority will be unable to plan economic development strategically and may not be able to deliver new employment sites and business parks in locations where demand exists as the focus would be on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities.

The Characteristics of the District Likely to be affected by the Plan

x The delivery of new employment sites on the edge and close to Derby City could increase pressures on the sewerage networks and potentially the water supply network. In addition, providing land for new businesses within South Derbyshire could impact both the local and strategic road network by increasing commuting, and could have an impact on local air and water quality. Development could also lead to the loss of significant areas of greenfield land and the urbanisation of countryside and could affect sensitive townscapes or heritage features. Some types of employment uses may also give rise to impacts on existing communities in respect of noise, odour and light pollution.

The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

xi New commercial development in the Derby Urban Area would not have any impact on sites protected pursuant to the Habitats or Birds Directive. Further commercial development within or on the edge of the City could increase foul and urban diffuse pollution which could impact on water quality in the Derbyshire Derwent and to a lesser extent in the River Trent. Both rivers have been identified within the HMA Water Cycle Study as failing Water Framework Directive targets and there is limited capacity of receiving waters (rivers) to accommodate additional waste discharges. In addition constraints in the sewerage network in the city could lead to increased incidents of sewer overflows without additional investment to accommodate growth. Growth in the DUA could also have an indirect effect on air quality management areas designated within Derby. However impacts could be controlled through the careful design of development including measures to suppress waste water supply, deal with surface water on site and reducing vehicle use and demand.

xii In addition commercial growth would place additional burdens on the local and strategic road network, and could affect protected or locally important habitats and species or geological sites. Major growth in sensitive locations could also have a detrimental impact on the District's architectural and archaeological heritage (including listed buildings and conservation areas), particularly where new development is large-scale

or difficult to screen. In respect of the population new employment development could significantly boost access to employment opportunities and could make a modest contribution to improving wellbeing and reducing deprivation. An assessment of cumulative (plan-wide) impacts of preferred sites is set out in Chapter 9.

Summary of Broad Options Appraisal.

Employment Land Options in the Principal Urban Area	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Mixed use Extensions to Derby	?	--	?	--	--	✓	✓	✓	✓✓	✓✓	?	?	?	X	X	XX	?	X	?	?	XX
Option 2: Within Derby	✓	--	?	--	--	?	?	?	✓	✓	?	--	?	X	X	✓✓	?	X	?	?	✓✓
Option 3: Within South Derbyshire and Derby	?	--	?	--	--	✓	✓	✓	✓✓	✓✓	?	?	?	X	X	X	?	X	?	?	X

Identification of the Preferred Employment Growth Option

xiii **Option 3 (within South Derbyshire and Derby) has been selected as the Preferred Employment Growth option to be included in the South Derbyshire Local Plan.** The Council considers it appropriate to bring forward new employment sites both on the urban edge and elsewhere in the District in order to ensure the delivery of balanced communities and to provide a choice of locations for local businesses and to reflect the location of existing commitments, which will make up a major component of future employment needs to 2028.

5.6.7 ISSUE 7: TRANSPORT OPTIONS IN THE DERBY URBAN AREA

i This is an overarching option, which deals with transport options in the Derby Urban Area. In total four broad options were identified and consulted upon in the 2010 'Issues and Alternative Options' consultation. These are as follows:

1. Minimum Intervention
2. Demand Management
3. Measures to Increase Use of Alternatives to the car
4. Highway Based Improvements

ii Historically a combination of demand management, measures to increase non-car travel and highways based improvements have been used to mitigate impacts which arise as a result of new development both in the Derby Urban Area and elsewhere in South Derbyshire.

iii Overall 123 representations were received during this consultation on transport options in the DUA. Around 90% of respondents selected a single preferred approach for dealing with traffic related impacts, of which the vast majority of respondents favoured option 2 Demand Management (47 people) and option 3 increase alternatives to car use (77 people). However, a number of consultees suggested a further option as follows:

5. **Hybrid Option -** A further 'hybrid' option can be advanced involving elements of Options 2, 3 and 4 - as an integrated package of transport measures.

iv Having considered responses from a number of consultees, it is accepted that an integrated package of transport measures, which includes elements of options 2, 3 and 4 could represent a realistic broad option, and indeed reflects the Business As Usual case. This additional option has therefore been appraised through the Sustainability Appraisal process.

What May Happen if the Local Plan is Not Prepared

v Congestion is a problem in some parts of Derby City. Significant parts of the highway network are either at, or close to, capacity during the weekday morning and evening peaks, limiting the amount of traffic growth that can be accommodated during these periods. Traffic growth in the hours adjacent to the traditional peaks leads to longer periods of congestion on the network.

vi Congestion on the trunk road network in Derby has a significant influence upon local route choice and traffic patterns, for example, at the A38 junctions within Derby, through traffic converges with the significant volumes of local traffic resulting in congestion and recurrent delay at three at-grade roundabout junctions to the west and north of Derby city centre. The Highways Agency has proposed a scheme to grade separate these, providing significant congestion relief, but this will not be fully implemented until 2021.

vii Derby has two Air Quality Management Areas (AQMAs), which have been designated due to traffic-related emissions of nitrogen dioxide (NO2) exceeding European Union standards. These include the city's inner and outer ring roads, and a section of the A52 in Spondon. These are major routes with high volumes of traffic, which makes them difficult to manage. In regard to greenhouse gas emissions in Derby, transport and travel account for approximately 24% of the annual total.

viii With regard to public transport, public satisfaction with the bus services and network in Derby is high, although highway congestion results in delays in some services. There are currently two park and ride sites in operation, at Pride Park and the Meteor Centre, but the location of, and access to, these is not ideal. Rail mainly provides inter-urban travel.

ix Derby's compact size and relatively flat topography make walking and cycling a realistic alternative mode of transport. Cycling rates in Derby are relatively high, however in order to secure greater use, there is a need for further investment to complete a continuous network of cycle routes, and to enhance pedestrian infrastructure.

x Without a Plan setting out the preferred approach to development within the Derby growth would continue to be determined having regard to national policy. Where applications for new development are submitted to the Authority, these would need to be considered on their merits, and appropriate sites released on an ad-hoc basis, dealing with the transport related impacts that those proposals generate on a case by case basis. This would make it difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning, (including

strategic improvements to the local road network and/contributions towards improvements to the Strategic Road Network and or contributions towards non-car transport), are fully delivered to nearby communities.

The Characteristics of the District Likely to be affected by the Local Plan

xi The delivery of new homes and businesses in South Derbyshire and the City will increase pressures on the transport network by increasing the demand for travel. It will be necessary to deliver new highway infrastructure to serve proposed employment and residential sites (even if this is restricted to on-site infrastructure). This could involve the loss of greenfield land, and erosion of tranquillity due to increases in road noise and street lighting. It would also increase surface water generation, hence, pluvial flood risk as well as the mobilisation of silts and hydrocarbons which could lead to deterioration in water quality. In addition, greater volumes of traffic could increase transport flows on existing roads within the city and on the strategic road network close to the City (A50, A38, A6) and could lead to increased air pollution including the emission of climate change gases such as Carbon Dioxide.

xii However, a number of transport options considered in this appraisal could help to minimise the need to travel and provide alternative means of transport for existing and future residents. This in turn could improve access for those without a car to shops, jobs, education, leisure and services.

The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

xiii The identified transport options for the Derby Urban Area would not have any impact on sites protected pursuant to the Birds or Habitats Directive. Diffuse water pollution from surface runoff from roads and other transport routes could affect the ability of relevant authorities (Water Companies, the Environment Agency and Local Councils) to meet strict water quality targets set out in the Water Framework Directive. Additional measures could be necessary to reduce diffuse pollution from new roads and other development (for example through the inclusion of Sustainable Urban Drainage Schemes in new development). In addition significant growth on the edge of Derby will increase car use locally which will increase transport movements and potentially congestion in the City. This could contribute to a general worsening of air quality including in designated AQMAs on the inner and outer ring roads in the city.

xiv Without careful design, the creation of new transport routes could increase noise and light pollution locally, as well as contribute to increased emissions of greenhouse gases. The Local Plan could also potentially increase accident rates in some areas although this would depend on the broad option selected by the Council. The construction of new transport routes or other highways improvements is also likely to lead to the loss of greenfield sites on the edge of the city. Conversely, new road and walking and cycling route provision and improvements to existing routes could enhance accessibility for existing and new communities. The provision of new public transport routes, or the strengthening of existing services, and the provision of new or improved walking and cycling routes could improve access to jobs, education, shopping, leisure and other local facilities, as well as providing safe leisure routes.

Summary of Broad Options Appraisal

Transport Options DUA	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Minimum Intervention	X	--	X	X	--	--	X	XX	X	X	?	--	--	X	XX	--	--	XX	--	--	X
Demand Management	✓	--	✓	--	--	--	✓	✓	?	?	?	✓	--	--	--	--	--	✓	--	--	✓
Measures to increase use of alternatives to the car	X	--	✓	--	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	✓	✓	X	X	✓✓	?	✓	?
Highways Based Improvements	X	--	XX	✓	--	✓	✓	✓✓	✓✓	✓✓	✓	--	--	XX	XX	X	X	XX	?	?	XX
Hybrid Approach	X	--	✓	✓	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	X	X	X	X	X	?	✓	XX

xv Option 1 (Do Minimum) has little or no impact in terms of sustainability objectives to provide decent and affordable homes; improving educational performance; promoting social inclusion; improving the quality of the built environment; reducing flood risk; reducing greenfield land losses and protecting and enhancing cultural and architectural/archaeological heritage. Negative impacts are likely in terms of biodiversity impacts, reducing crime or improving safety, improving health and wellbeing, improving accessibility and making the best use of existing infrastructure; ensuring sustainable economic growth, addressing climate change and pollution, and enhancing townscape character. This option had no positive impacts.

xvi Option 2 (Demand Management) was considered to have generally positive or no/slight impacts against social and environmental objectives. However uncertain impacts were recorded against SA objectives to achieve sustainable and stable levels of economic growth; to diversify and strengthen local urban and rural economies and to enhance the vitality and viability of town and village centres.

xvii Option 3 (Increasing Non-Car Travel) performs well in social and economic terms, but could have negative or uncertain impacts in terms of environmental objectives. This option performs especially well in terms of objectives to improve health and wellbeing; promoting social inclusion and improving access to facilities and reducing our contribution towards, and adapting to, climate change.

xviii Option 4 (Highways Based Improvements) has a mixed performance against the sustainability objectives. It performs poorly against objectives to protect biodiversity; improve the health and wellbeing of local residents; the promotion of social inclusion and sustainable forms of construction; the reduction of pollution and flood risk; the minimisation of greenfield land losses and the conservation and enhancement of

landscape impacts. It performs well in terms of objectives to improve accessibility, make best use of existing infrastructure, achieve stable and sustainable economic growth; diversify and strengthening the local economy and enhance the vitality and viability of existing town and village centres. Uncertain impacts were recorded against objectives to protect and enhance architectural/archaeological and cultural heritage.

xix Option 5 (Hybrid Approach) This option would consist of a combination of Options 2, 3 and 4. This option would perform well in respect of economic and social objectives but would perform less well in respect of environmental objectives as new road building would still make up an important element of this option. As such this option would still have negative impacts in respect of objectives to avoid damage to the biodiversity; reduce pollution, minimise greenfield losses and protect townscape character.

Preferred Option

xx Given the scale of growth proposed on the southern edge of Derby and having regard to existing commitments (large sites already granted planning consent around Boulton Moor, Chellaston, Stensons Fields, Primula Way, Highfields Farm and New House Farm) **Option 5: A Hybrid Approach including elements of Options 2-4 is the Council's Preferred Option.**

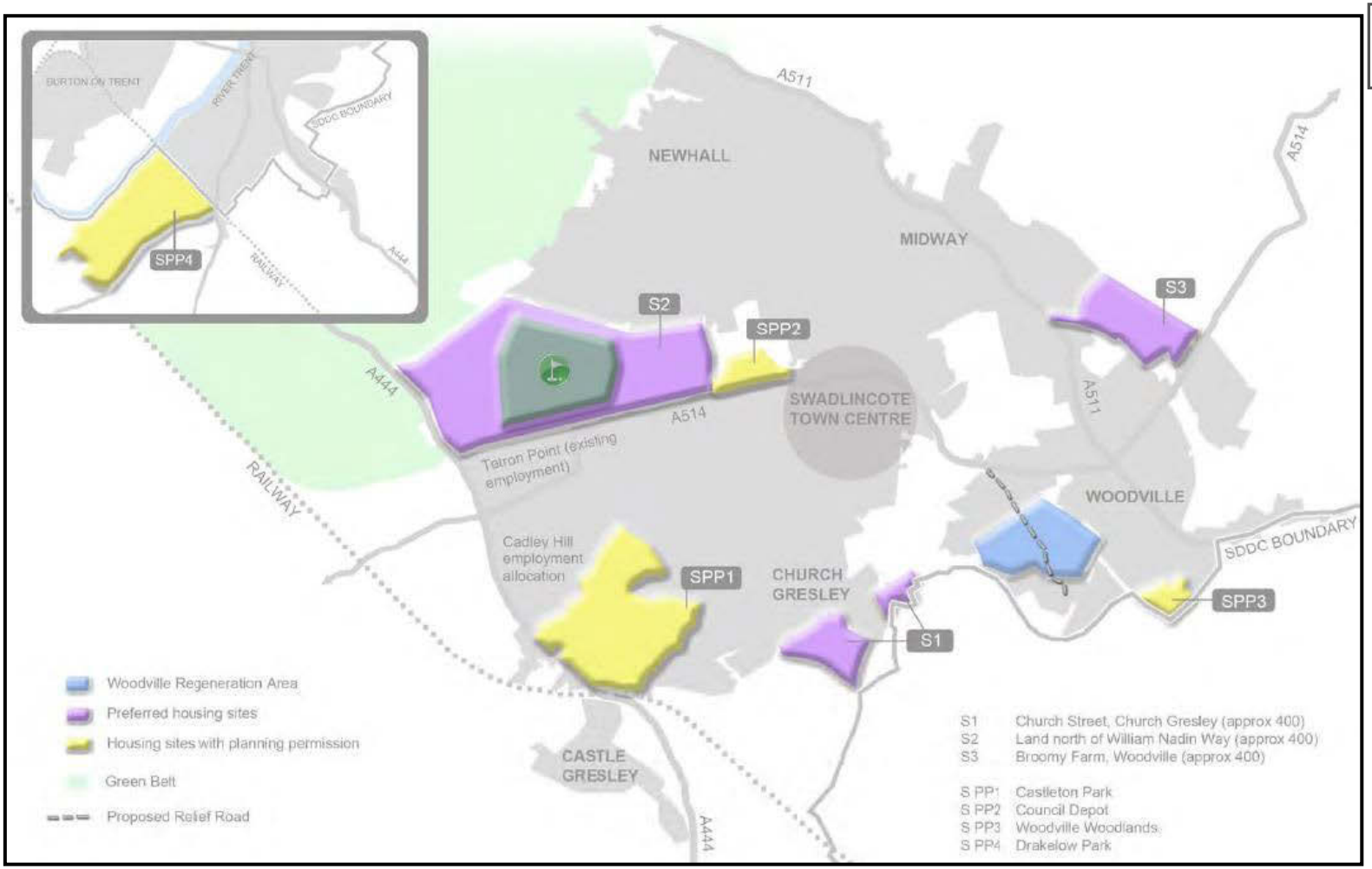
xxi It is acknowledged that this option could perform less well against the SA framework compared to Option 3 (increasing Non Car Travel) however transport modeling undertaken to date for the DUA indicates that without some new road provision the quantity of housing and employment growth already committed within and on the edge of Derby, in combination with additional growth in the DUA proposed in the emerging South Derbyshire and Derby City Local Plans could not be accommodated. In particular, transport modelling has indicated a need for a Southern Derbyshire Link Road (SDLR) on the edge of the City to support growth, in addition to the construction of the T12 which is already committed in the City. However, new road delivery alone will not adequately mitigate the effects of proposed growth, and improved public transport provision together with demand management will also be required to reduce any likely increase in traffic flows. In some locations the later phasing of development could also be necessary to ensure that growth occurs after the delivery of new transport infrastructure, for example, around the Sinfin and Mickleover Areas

5.6.8 ISSUE 8: SUB-OPTIONS FOR DIRECTIONS OF GROWTH - SWADLINCOTE

i This is a strategic option, which deals with housing distribution within Swadlincote on strategic (large) sites. In total four broad options were identified and consulted upon in the 2010 'Issues and Alternative Options' consultation as follows:

1. Extensions to the west and south west of Swadlincote
2. Extensions to the east of Swadlincote
3. Extensions to the south of Swadlincote
4. A combination of locations

Figure 5.6: Housing Distribution Options in and around the Swadlincote Area



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ii Recently growth in Swadlincote has been focussed in a number of key locations most notably Castleton Park (Castle Gresley), and Woodville Woodlands (Woodville). In addition planning permission for 215 homes has been granted at Cadley Hill and to the north of Tetron Point (157 homes). Strategic growth has been supplemented with a significant amount of windfall development across the whole of Swadlincote urban area. As such Option 4 (a combination of locations) would represent the business as usual (BAU) option for growth in this area.

Summary of Responses

iii Overall 98 responses were received concerning the direction for growth around Swadlincote during the 'Issues and Alternative Options' consultation in 2010. More than half of all consultees considered that new development should take place in a combination of locations (54 people) within Swadlincote. Support for concentrating development in a single location was notably lower, although of the three broad areas identified there was most support for growth around the west and south west of Swadlincote (24 people) - an area that had already seen significant growth in recent years.

iv A number of consultees had sought to identify alternative options including:

- Focussing development on brownfield sites ahead of previously undeveloped land.
- Developing in alternative locations other than Swadlincote.

v Having considered the alternative options highlighted it is considered that no additional appraisal is required of these options. This is because all options identified assume that brownfield sites are prioritised and vacant dwellings reduced to a minimum. In respect of developing in alternative locations (the broad distribution strategy) this is considered in detail within Issue 3 of this report.

What May Happen if the Local Plan is Not Prepared

vi Housing completions have slowed within Swadlincote since the onset of the 'Credit Crunch' and subsequent recession. Nonetheless the Council's Annual Monitoring Report (AMR) indicates that around 1030 homes have been built in Swadlincote between April 2007 and March 2013. This development has principally been located at Castleton Park and Woodville Woodlands which to date have contributed 963 and 441 new homes respectively (although some of this growth predates the last five years). Currently it is anticipated that an additional 206 homes could come forward on the Castleton Park site. In addition to these sites, windfalls have also contributed to recent growth in the Town. Notable windfall sites have included the Qualitas, Mason Cash, and Coppice Side factory sites, together with sites on the former Magistrates Courts and Old Station Close and the former Kwik Save site.

vii In the absence of the South Derbyshire Local Plan being prepared it is likely that the housing completions in the Swadlincote area could decrease markedly from current numbers in the medium term as existing strategic allocations and other commitments (such as Rosehill Works and the site to the north of Tetron Point and land at Cadley Hill are built out. However in the longer term it is less clear whether housing numbers would remain at lower levels as the District Council would have a commitment to maintain a five year supply of housing land in line with national government housing policy set out in the National Planning Policy Framework. However in the absence of a coordinated approach to growth (for example through the identification of appropriate sites through the Local Plan), there is no guarantee that new sites would come forward in Swadlincote. Put simply, housing growth would be expected to continue in the near term but further into the future there would be far less certainty about the amount and location of housing growth within the town.

The Characteristics of the District Likely to be affected by the Local Plan

viii The delivery of new homes around Swadlincote will increase pressures on waste water and water supply infrastructure, the local road network (and to a lesser extent the strategic road network), health and social care facilities, recreation areas as well as formal and informal green spaces such as sports pitches, allotments, public rights of way and amenity and wildlife areas. Within Swadlincote new housing related development could increase opportunities to increase the provision of affordable and low cost market homes, which could help tackle deprivation and improve wellbeing of residents. It could also offer opportunity to safeguard heritage assets in some locations, for example around Woodville and Church Gresley.

The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

ix New housing development within limited parts of the town could fall within the catchment of the River Mease SAC, although foul water from developments within and around Swadlincote would not be served by waste water treatment works which discharge to the Mease or any of its tributaries. A map of the River Mease SAC catchment is available to view in the Habitat Regulations Screening Assessment of the Part 1 Local Plan which is available to view on the Council's Website. In addition Long-term growth could impact on the ability of water companies to meet strict water quality targets set out in the Water Framework Directive. Rivers in the District failing to meet WFD targets include the River Trent (which receives much of treated foul water from this area via its tributaries). Growth in Swadlincote is unlikely to have any impact on sites protected pursuant to the Birds Directive or on Air Quality Management Areas in Burton on Trent or Derby City due to the distance between the town and designated management areas. In addition growth in the town could exacerbate pressures on the local road network including Clock Island, the A511 and A514 and health, social care and education facilities (including in particular primary education provision within the town), recreation areas as well as formal and informal green spaces such as sports pitches, allotments, public rights of way and amenity and wildlife areas.

x Development would also have local landscape and townscape impacts and depending on location could have a detrimental impact on protected or locally important habitats and species. Major growth in sensitive locations could also have a detrimental impact on the District's architectural or archaeological heritage (including listed buildings), particularly where new development is large-scale or difficult to screen, although new housing growth would contribute to the creation of new National Forest planting and habitat creation and could support the delivery of new walking and cycling routes associated with the Forest. In addition given the limited number of brownfield sites within the town a housing sites would lead to the loss of significant areas of greenfield (agricultural) land and the urbanisation of countryside.

Summary of Broad Options Appraisal

Options for Growth - Swadlincote	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Extensions to the west and south west of Swadlincote	X	✓✓	✓	✓	?	✓	✓	✓	✓	✓	✓✓	?	--	?	X	XX	--	X	--	--	XX
Extensions to the east of Swadlincote	X	✓✓	✓	✓	?	✓	✓	X	✓✓	✓	✓✓	?	--	?	X	XX	--	X	--	--	XX
Extensions to the south of Swadlincote	X	✓✓	✓	✓	?	✓	✓	✓✓	✓	✓	✓✓	✓✓	--	?	X	X	--	X	?	?	?
A combination of locations	X	✓✓	✓	✓	?	✓	✓	?	✓	✓	✓✓	?	--	?	X	XX	--	X	?	--	XX

Conclusion (including identification of the Preferred Housing Location Option)

xi **The Authority's preferred approach to housing delivery in and around Swadlincote is dispersed growth spread across a combination of locations (option 4)**. This option was the most supported through consultation and would provide the greatest opportunities to disperse growth to meet local housing needs and reuse previously developed or derelict and degraded sites in the town. Further assessment of the specific sites selected and a cumulative (plan-wide) assessment of the proposed sites is set out at chapters 8 and 9 respectively.

5.6.9 ISSUE 9: SUB-OPTIONS FOR DIRECTIONS OF GROWTH – RURAL AREAS

i This is a strategic option, which deals with housing distribution within the larger villages and other rural locations, which have been identified through the Strategic Housing Land Availability Assessment and subsequent Sustainable Urban Extensions Study (SUES) in response to specific question raised during the 'Issues and Alternative Options Consultation' in 2010 concerning growth in the villages.

Summary of Responses

ii The Issues and Alternative Options Consultation invited respondees to identify any villages that were suitable for strategic scale growth. Of the 540 respondees who sought to consider where new housing should be distributed very few considered that strategic development should be accommodated in the rural locations. However those that did suggest rural locations identified the following areas:

- Aston on Trent

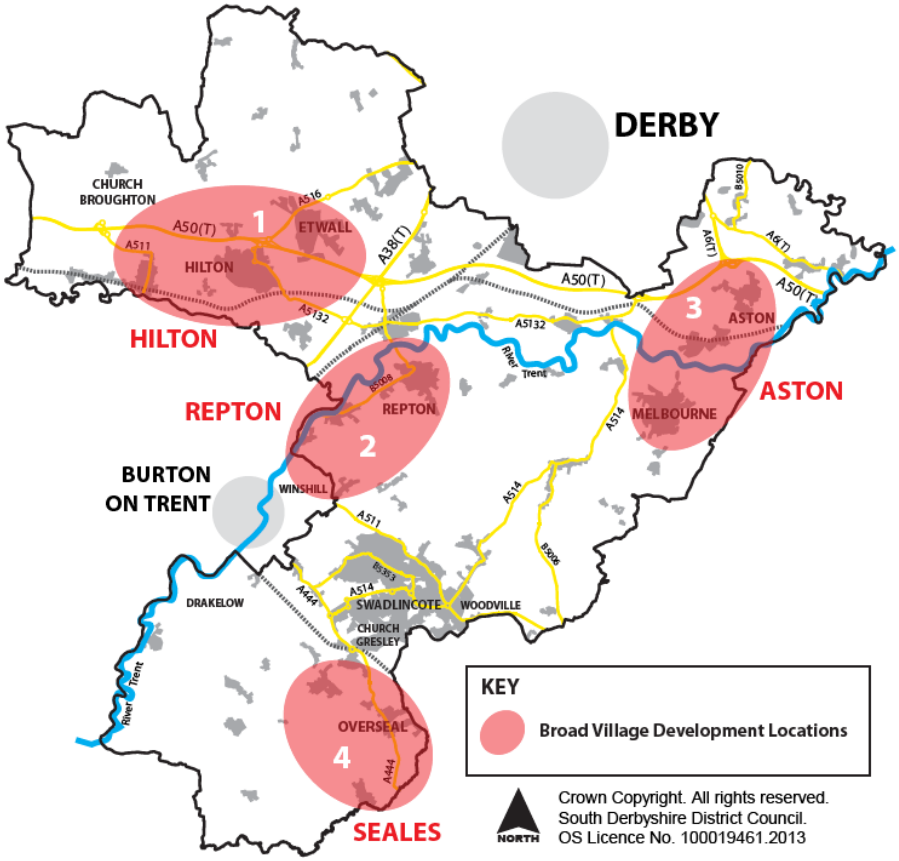
- Drakelow
- Elvaston
- Etwall
- Hilton
- Hatton
- Hartshorne
- Melbourne
- Overseal/Netherseal
- Repton
- Rosliston
- Shardlow
- Ticknall
- Willington
- Winshill
- Woodville and the 'Gresley's'.

iii In addition to specific locations identified during previous consultation events as suitable for accommodating strategic levels of growth the Council has also reviewed its Strategic Housing Land Availability Assessment (SHLAA) and other records held by the Council to identify other potentially suitable broad locations put forward by land owners or their agents capable of accommodating large scale growth. However a number of the villages identified above only contain small sites available for housing development. Such villages include Elvaston, Rosliston, Hartshorne, and Ticknall. As such whilst these villages could make a meaningful contribution towards housing delivery it is likely to be through locally scaled growth rather than very large strategic developments. These will be defined through the Part 2 Local Plan. In respect of the Drakelow site, this was granted planning permission for a strategic mixed use development on green and brownfield land in 2012. As such this site is now a commitment and is not considered further through this appraisal as the Local Plan. Finally development in Woodville and the Gresleys' is considered in Issue 8 (Sub-Options for Directions of Growth – Swadlincote).

iv Based on the above review the Council has sought to identify and appraise 4 distinct rural growth areas within its Sustainability Appraisal as follows:

1. The North West
2. The Central Area
3. The North East
4. Southern Villages

Figure 5.7: Housing Distribution Options in Rural Areas



What May Happen if the Local Plan is Not Prepared

v Housing completions have slowed on available sites across the whole District since the onset of the 'Credit Crunch' and subsequent recession. Nonetheless the Council's Annual Monitoring Report (AMR) indicates that around 500 homes have been constructed in Hilton in the past 5 years. There have also been a notable number of completions at Station Road, Melbourne (98 dwellings), Shardlow (50 dwellings) and Overseal (40 Dwellings). Currently it is anticipated that around 485 homes remain to be built in Hilton whilst 177 dwellings have been permitted on three sites in Willington (Calder Aluminum, land off Repton Road and Etwall Road). Around 52 homes remain to be built at Station Road Melbourne. In addition recent permissions have been granted in Aston on Trent at Aston Hall Hospital as well as at Longlands Repton.

vi In the absence of the South Derbyshire Local Plan being prepared it is possible that the housing completions could decrease markedly from current numbers in rural parts of the District in the short to medium term as existing strategic sites and other commitments (in Willington and

Melbourne and Willington) are built out. However in the longer term it is less clear whether housing numbers would remain at lower levels as the District Council would have a commitment to maintain a five year supply of housing land in line with national government housing policy set out in the National Planning Policy Framework. However in the absence of a coordinated approach to growth (for example through the identification of appropriate sites through the Local Plan), there is no certainty whether new sites would come forward, in what location and over what timeframe.

The Characteristics of the District Likely to be Affected by the Local Plan

vii The delivery of new homes in the villages could increase water, noise and light pollution and could increase pressure on existing local health and social care facilities, recreation areas as well as formal and informal green spaces such as sports pitches, allotments public rights of way and amenity and wildlife areas, it would lead to the loss of greenfield (agricultural) land and the urbanisation of countryside. Growth in some villages could affect heritage assets including listed buildings, scheduled ancient monuments or underground archaeology. New housing would increase the provision of affordable and low cost market homes, including in high cost locations where some existing residents may be priced out of living. This could help tackle deprivation and improve the wellbeing of residents.

The Likely Significant Effects on the Environment of the Local Plan including on Areas of Known Environmental Importance

viii New housing development in the southern area could have a detrimental impact on the River Mease SAC principally as a result of increased waste water generation (where development discharges to Overseal, Netherseal Treatment Works), or due to the unmitigated release of surface water generation. Away from the southern villages new housing development will not affect any sites protected pursuant to the Habitats Directive. Development at all locations could negatively affect water quality in surface waters which are failing to meet Water Framework Directive Targets (including the Trent, Derbyshire Derwent or Mease) or as a result to increase levels of urban diffuse pollution. Development in any of the broad areas is unlikely to have any significant effect on local air quality management areas within the City or Burton on Trent, although clearly growth in these areas could increase traffic levels where residents commute to Derby or Burton to access employment or other services and facilities. No sites will have any impact on sites protected pursuant to the Birds Directive.

ix Growth could also lead to increased noise, air and light pollution around sites and represent and intrusion into the countryside around villages which would affect local landscape character especially during the early part of development. In addition, the development strategic housing developments would lead to the loss of green field land and could also affect the historic character of many of the District's villages particularly in the central and northeast areas. Development in some parts of the North West, North East and Central areas could exacerbate flood risk.

x In respect of the population effects the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for residents already living in rural locations close to new development. However it could also increase pressure on existing social infrastructure such as schools, doctors and community facilities. New housing provision could also support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers and may secure the retention of existing, or deliver the expansion of new facilities and services in some locations.

Summary of Housing Options for Growth: Rural Areas

Options for Growth – Rural Area	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
North West – Hilton Area	X	✓✓	✓	✓	?	✓	✓	X	✓	✓	✓✓	?	--	?	X	X	✓✓	XX	--	--	XX
Central Area – Repton Area	X	✓✓	✓	✓	?	✓	✓	X	✓✓	✓	✓✓	?	--	?	X	XX	X	XX	XX	?	XX
North East – Melbourne / Aston Area	X	✓✓	✓	✓	?	✓	✓	X	✓✓	✓	✓✓	?	--	?	X	X	X	XX	XX	?	XX
Southern Villages – Overseal area	XX	✓✓	✓	✓	?	✓	✓	XX	✓✓	✓	✓✓	?	--	?	XX	XX	--	XX	X	--	XX

xi Options 1, 3 performed similarly having positive effects in respect of social and economic sustainability objectives, and negatively in respect of environmental issues.

xii Specific differences occur in respect of Hilton concerning objectives to achieve stable and sustainable levels of growth as based on sites identified through the Strategic Housing Land Availability Assessment (SHLAA) further housing growth in some parts of the north west could take place on sites currently earmarked for employment growth. However, growth in the north west area, especially around Hatton and Scropton could help fund the River Dove Flood Risk Management Scheme (FRMS) and as such development here could help reduce flood risk to existing communities, despite growth occurring in a location which is currently at flood risk. Development in the north west is not expected to have any significant impact on objectives to safeguard cultural heritage assets or improve accessibility to these due to the relative lack of such assets in potential development locations identified through the SHLAA.

xiii Within the Repton area, development may have more significant effects in respect of greenfield land losses (there are no previously developed sites in this area). In addition impacts on heritage assets are likely to be more significant than development in Hilton due to the high quality of heritage assets in this area, particularly in Repton, however there may be opportunity to improve access to heritage features should new development come forward -although this is unclear. Development in this area could exacerbate flood risk impacts where new development is located in the floodplain.

xiv The sustainability appraisal indicates that the Aston, Shardlow and Melbourne Area would perform similarly to Repton, although there is some opportunity for the redevelopment of previously developed land in this area, so greenfield losses could potentially be less significant should development take place in this location.

xv In respect of development in the southern villages, this option tends to perform poorly in respect of impacts on biodiversity, and in terms of objectives to make best use of existing infrastructure and reduce pollution. This is largely a consequence of the high level of protection afforded the River Mease SAC and the poor condition of the site. Strategic development in the catchment of the SAC could alone or incombination with other development elsewhere in the catchment further reduce water quality, and make improving local sewage treatment works difficult. Nonetheless there may be opportunities to pursue development in those villages just outside of the SAC catchment (Rosliston and Coton), or in Netherseal, Overseal and Lullington subject to appropriate surface water mitigation and remaining consented headroom at Netherseal and Overseal Waste Water Treatment Works.

Preferred Option

xvi As previously noted in Housing Distribution (Issue 3) the Council's preferred option is for urban concentration with most growth focused within or adjacent to Derby City. However this option still assumes notable growth in appropriate villages through the Part 1 Local Plan where there would be distinct community benefits in doing so.

xvii Of the areas reviewed within the broad options appraisal three broad areas would be able to accommodate notable levels of growth the North East, North West and Central Areas. No strategic level development has been identified in the southern villages. The largest sites proposed around the Overseal and Netherseal could have an unacceptable impact on the River Mease and waste water flows which would be treated by treatment works discharging to the Mease SAC. Large scale development could therefore affect the integrity of the site. Away from Netherseal and Overseal smaller scale growth could potentially be accommodated in this broad area, although sites would be locally scaled and will need to be reviewed through the Part 2 Local Plan. The Council will seek to identify an additional 600 homes within or as greenfield extensions to the villages and other appropriate locations in South Derbyshire.

5.6.10 ISSUE 10: EMPLOYMENT LAND OUTSIDE OF THE DERBY URBAN AREA

i This is a spatial option, which deals with whether new employment land should be provided within the District outside of the Derby Urban Area (Swadlincote, the villages and rural areas not immediately adjacent to Derby City). In total two broad options were identified and consulted upon during the Issues and Alternative Options Consultation held in 2010. These are as follows:

1. No additional provision
2. Increased provision

ii Historically employment development outside the Derby Urban Area has been concentrated in Swadlincote and on sites close to the A50 (Hilton Depot, Dove Valley Park and Toyota Manufacturing). During the previous consultation the 'Issues and Alternative Options' document made clear that some employment development to secure regeneration in the Woodville area was likely at Occupation Lane (see issue 12). However, an alternative option for meeting the needs of the northern portion of South Derbyshire would be to accommodate new employment within the Derby Urban Area (DUA). This is considered in Issue 6 of this SA report).

Summary of Responses

iii Overall, there were 107 representations concerning employment outside of the DUA. Opinion was divided on whether South Derbyshire's needs should be met within the District (41 people) or whether local needs should be met by employment sites within Derby (47 people). No additional broad options were identified as a result of comments received back during consultation on this issue. However, one stakeholder considered that employment growth should be linked with overall housing growth in order to ensure the creation of balanced communities. This is not considered to represent a standalone option, but rather a variant of the existing option for increased provision (option 2).

What May Happen if the Local Plan is Not Prepared

iv The current rate of starts and completions on employment sites with the District is low, reflecting economic conditions nationally. At present, plots remain at four sites, all of which are outside of the DUA; Cadley Hill and Tetron Point, both of which are Swadlincote; Hilton Business Park and Dove Valley Business Park at Foston. Since 2006 the completion of new employment sites has been relatively low, due to the economic recession. Given the depressed state of the commercial sector it is possible that sufficient employment land remains in South Derbyshire to meet demand – at least at current levels. However, if commercial completions pick up as the health of the wider economy improves remaining sites may be insufficient to ensure an adequate supply of employment land and some new provision is therefore required. There is a need for 53ha of employment land in South Derbyshire away from the Derby Urban Area up to 2028.

v Without a Plan setting out the preferred approach to new employment provision, planning applications and growth will continue to be determined having regard to national policy. Where applications for business and employment developments are submitted to the Authority, these would need to be considered on their merits and appropriate sites released on an ad-hoc basis where need is established. In such circumstances the Planning Authority will be unable to plan economic development strategically and may not be able to deliver new employment sites and business parks in locations identified as suitable by the Authority as the focus would be on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities including for example targeting employment growth to areas of high unemployment or communities affected by higher levels of deprivation.

The Characteristics of the District Likely to be affected by the Plan

vi The delivery of new employment sites in South Derbyshire could increase pressures on the sewerage networks and potentially the water supply network and could lead to increased flood risk where development takes place in areas at risk. In addition, providing land for new businesses within South Derbyshire could impact both the local and strategic road network by increasing commuting, and could have an impact on local air and water quality. Development could also lead to the loss of significant areas of greenfield land. Commercial development could also lead to the urbanisation of countryside and could affect sensitive landscapes or townscapes and heritage features. Some types of employment uses may also give rise to impacts on existing communities in respect of noise, odour and light pollution.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance

vii Neither of the options identified would have an impact on sites protected pursuant to the Birds or Habitat Directives, (as no identified sites fall within the catchment of the River Mease. Sites are also unlikely to affect air quality management areas within the City or Burton on Trent owing to the location of identified large scale sites. Long-term growth could impact on the ability of water companies and other relevant bodies to meet strict water quality targets set out in the Water Framework Directive, either as a result of increased point source or diffuse pollution from

waste or surface water, or as a result of abstractions within river catchments that are close to capacity. Rivers in the District failing to meet WFD targets include the Trent, Derwent, and Mease.

Summary of Options for How Much Employment Land outside the Derby Housing Market Area

Employment land provision outside of the Derby Urban Area	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
No Additional Provision	✓	--	--	✓	--	X	X	✓	✓	X	?	?	?	X	?	✓	✓	X	✓	✓	✓
Increased Provision	?	--	?	--	--	✓	✓	✓	✓✓	✓✓	?	?	?	X	X	?	?	X	?	?	X

viii The "No Additional Provision" option performs well in terms avoiding damage to wildlife sites and biodiversity; improving community safety and reducing crime, making best use of existing infrastructure, protecting the local landscape and cultural heritage assets and minimising loss of greenfield sites. However, this option performs poorly against objectives to promote social inclusion, improve accessibility to jobs and other facilities, diversifying and strengthening local and rural economies. Uncertain impacts have been identified in respect of enhancing the vitality and viability of existing town and village centres, improving the quality of new development and reducing light, noise, water and air pollution.

ix In relation to the "Increased Provision" option, positive impacts were recorded against SA objectives to improve social inclusion and reduce social inequalities, improve accessibility to employment, to make best use of existing infrastructure and to achieve sustainable and stable levels of economic growth, and to diversify and strengthen the local urban and rural economies. Negative impacts were recorded in relation to sustainable use of natural resources, to reduce water, light, air and noise pollution, to reduce and manage the impacts of climate change and preserving landscape and townscape character. Uncertain impacts are identified in respect of avoiding damage to wildlife sites and biodiversity, improving health and wellbeing, enhancing the vitality and viability of local centres, improving the quality of new development, minimising waste, greenfield losses and flood risk and protecting and enhancing cultural, archaeological and heritage features.

Preferred Option

x **Increased Provision is the Council's preferred option.** The Council considers it appropriate to bring forward new employment sites both on the urban edge and elsewhere in the District at Swadlincote, around Burton on Trent, and close to Hilton and Dove Valley Park on the A50.

The justification for bringing forward relatively dispersed growth is to ensure the delivery of balanced communities and to provide a choice of sites in different locations to meet future employment land requirements. It would also ensure sufficient sites are provided to accommodate potential employment lands losses going forward. This option would have a more positive impact in respect of economic and some social impacts but could have a more negative effect in respect of environmental objectives included in the SA. However, the scale of increase provision is likely to be modest (around 15ha) with the vast majority of sites being allocated already consented for employment use. As such whilst increased employment land provision through the Plan would have a notional impact on environmental objectives, in reality sites are already commitments and development has already been consented.

5.6.11 ISSUE 11: TRANSPORT OPTIONS OUTSIDE OF THE DERBY URBAN AREA

i This is an overarching option, which deals with transport options away from the Derby Urban Area (i.e. in Swadlincote and rural villages). In total four broad options were identified during the Issues and Alternative Options Consultation held in January 2010 and options were consistent with those identified in the Derby Urban Area. The options are as follows:

1. Minimum Intervention
2. Demand Management
3. Measures to Increase Use of Alternatives to the car
4. Highway Based Improvements

ii Overall 130 representations were received during this consultation on transport options in Swadlincote, the villages and other rural places. Around 75% of respondents selected a single preferred approach for dealing with traffic related impacts of which the vast majority of respondents favoured option 3 (increase alternatives to car use) and option 2 (Demand Management), with these options being supported by around 50% and 15% respectively. However, a number of consultees suggested a further option as follows:

- **Hybrid Option -** A further 'hybrid' option can be advanced involving elements of Options 2, 3 and 4 - as an integrated package of transport measures.

iii Having considered responses from a number of consultees, it is accepted that an integrated package of transport measures, which includes elements of options 2, 3 and 4 could represent a realistic broad option. This has therefore been appraised through the Sustainability Appraisal process.

What May Happen if the Local Plan is Not Prepared

iv In South Derbyshire there is significant movement between the northern parishes and Derby and between Swadlincote and the neighbouring urban centres of Burton-on-Trent and Ashby de la Zouch. Highways England seeks to minimise growth in traffic volumes on the A50 and A38 trunk roads and at junctions serving those roads. Consultation undertaken in Woodville indicates that traffic congestion is a particular concern at the A511/A514 Clock Island junction in Woodville. There are poor transport connections between the north and south of the District. At Swarkestone Causeway, there are concerns about highway capacity, safety and damage to the historic monument. Traffic concerns have also been raised on other roads such as the A444 in Overseal and the A511 as it passes through Hatton. Consent has been granted for a new river crossing at Walton on Trent. This would support existing business activities in the area and will also enable the redevelopment of part of the former Drakelow power station site for housing and other uses.

v Whilst some rural villages, such as Hilton and Etwall, are well served by public transport, others are less so, particularly in parts of the National Forest or the far North West of the District. In these areas access to jobs, shopping, services and facilities can be inconvenient for those lacking access to a car. Passenger rail services pass through the area between Derby and Crewe, stopping at Hatton/Tutbury station, and between Derby and Birmingham, stopping at Willington station. Whilst the former provides an hourly service, the number of trains stopping at Willington is more limited.

vi Throughout the area, the greenway and cycleway networks continue to expand and provide a means of transport as well as a leisure and tourism asset. The compact nature of the Swadlincote urban area means that it lends itself to trips on foot and by cycle, although there is a need to further develop the necessary infrastructure in order to encourage this.

vii Without a Plan setting out the preferred approach to development within Swadlincote the villages and other rural places planning applications and growth will continue to be determined having regard to national policy. Where applications for new development were submitted to the Authority, these would need to be considered on their merits and appropriate sites released on an ad-hoc basis dealing with the transport related impacts that those proposals generate on a case by case basis. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning, including strategic improvements to the local road network, local capacity improvements and/or contributions towards non-car transport, were fully delivered to nearby communities.

The Environmental Characteristics of the District Likely to Be Affected by the Local Plan

viii The delivery of new homes, businesses and other development in Swadlincote and the villages will increase pressures on the transport network by increasing the demand for travel. It will be necessary to deliver new highway infrastructure to serve proposed employment and residential sites (even if this is restricted to on site infrastructure). This could involve the loss of greenfield land, and erosion of tranquillity due to increases in road noise and street lighting. It would also increase surface water generation, hence, pluvial flood risk as well as the mobilisation of silts and fuels which could lead to deterioration in water quality as a result of increased levels of urban diffuse pollution. In addition, greater volumes of traffic could increase transport flows on local roads and the strategic road network including A50, A38, A6, A444, A511 and A514 and could lead to increases air pollution including climate change gases such as Carbon Dioxide. However, a number of transport options considered in this appraisal could help to minimise the need to travel and provide alternative means of transport for existing and future residents. This in turn could improve access for those without a car to shops, jobs, education, leisure and other services.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

ix Additional development including the formation of new transport routes in the River Mease catchment (an area which stretches south of Woodville and Castle Gresley to the District's southern boundary) could increase diffuse water pollution in catchments that discharge into the SAC depending on their design and implementation. Similarly new development and the provision of ancillary transport routes could increase surface water discharges into the River Trent, Derwent or Mease catchments which could lead to a further deterioration in water quality as a result of diffuse urban pollution. New road and other transport infrastructure away from Derby City and Burton on Trent is unlikley to lead to any deterioration in air quality in areas designated as AQMAs and would not have any impact on sites protected pursuant to the Birds Directive.

x Transport infrastructure delivery and associated traffic increases which will come from population increases associated with new development could lead to increased noise, light and air pollution and could increase the emission of greenhouse gases and potentially increasing accident rates in some areas, although the extent of such impacts is uncertain and dependent on the Plan Option(s) taken forward. The construction of new transport routes could lead to the loss of greenfield land but, as is the case around Woodville, could open up an area of brownfield and underused land allowing regeneration and townscape improvements to that area. The transport options identified could increase accessibility and could support economic growth and development.

Summary of Broad Options Appraisal

Transport Options Non-DUA	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Minimum Intervention	X	--	X	X	--	--	X	X	X	X	?	--	--	X	XX	--	--	XX	--	--	X
Demand Management	✓	--	✓	--	--	✓	✓	✓	?	?	?	✓	--	--	--	--	--	✓	--	--	✓
Measures to increase use of alternatives to the car	X	--	✓✓	--	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	✓	✓	X	X	✓✓	?	?	✓
Highways Based Improvements	X	--	XX	✓	--	✓	✓	✓✓	✓✓	✓✓	✓	--	--	XX	XX	XX	X	XX	?	?	XX
Hybrid Approach	X	--	✓	✓✓	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	X	X	XX	X	X	?	?	XX

Summary of initial appraisal work:

xi Option 1 has little or no impact in terms of sustainability objectives to provide decent and affordable homes; improving educational performance; promoting social inclusion; improving the quality of the built environment; minimising waste; reducing flood risk; reducing greenfield land losses and protecting and enhancing cultural and architectural/archaeological heritage. Negative impacts are likely in terms of improving community safety, and reducing crime, reducing climate change impacts; landscape character; pollution; strengthening the local economy; making best use of existing infrastructure; improving accessibility and the health and wellbeing of local residents. This transport delivery option had no positive effects.

xii Option 2 has generally positive or no/slight impacts against most social and environmental objectives. However, uncertain impacts were recorded against SA objectives to achieve sustainable and stable levels of economic growth, to diversify and strengthen local urban and rural economies and to enhance the vitality and viability of town and village centres.

xiii Option 3 performs well in social and economic terms but could have negative or uncertain impacts in terms of biodiversity; the loss of greenfield land and impacts on architectural/archaeological and cultural assets. This option performs especially well in terms of objectives to improve health and wellbeing; the promotion of social inclusion and improving access to facilities and climate change objectives.

xiv Option 4 performs poorly against objectives to protect biodiversity; improving the health and wellbeing of local residents; promoting sustainable forms of construction; reducing pollution; minimising the loss of greenfield land; reducing flood risk and climate change impacts and conserving and enhancing the local landscape. It performs well in terms of objectives to improve accessibility, make best use of existing infrastructure, achieve stable and sustainable economic growth; diversify and strengthen the local economy and enhance the vitality and viability of existing town and village centres. Uncertain impacts were recorded against objectives to improve safety and reduce crime and to protect and enhance architectural/archaeological and cultural heritage.

xv Option 5 would consist of a combination of Options 2, 3 and 4. It would perform well in respect of economic and social objectives but less well in respect of environmental objectives, as new road building would still make up an important element of this option. As such it would still have negative impacts in respect of objectives to avoid damage to the biodiversity; reduce pollution, minimise greenfield losses and protect the townscape character. Impacts in respect of health and wellbeing, community safety, sustainable resources use and on heritage assets is uncertain.

Identification of the preferred Non DUA Transport Option

xvi Given the scale of growth proposed and having regard to existing commitments (large sites already granted planning consent (Drakelow Park, Castleton Park, together with smaller strategic sites within Swadlincote) **Option 5: A hybrid approach including elements of options 2-4 is the Council's Preferred Option.**

xvii It is acknowledged that this option could perform less well against the SA framework compared to Option 3 (increasing Non Car Travel) however transport modelling undertaken to date for the HMA indicates that without some new road provision and improvements to existing transport routes and junctions the quantity of housing and employment growth already committed within the district incombination with additional growth proposed in the emerging South Derbyshire (and other Local Plans being prepared by neighbouring Authorities) could not be

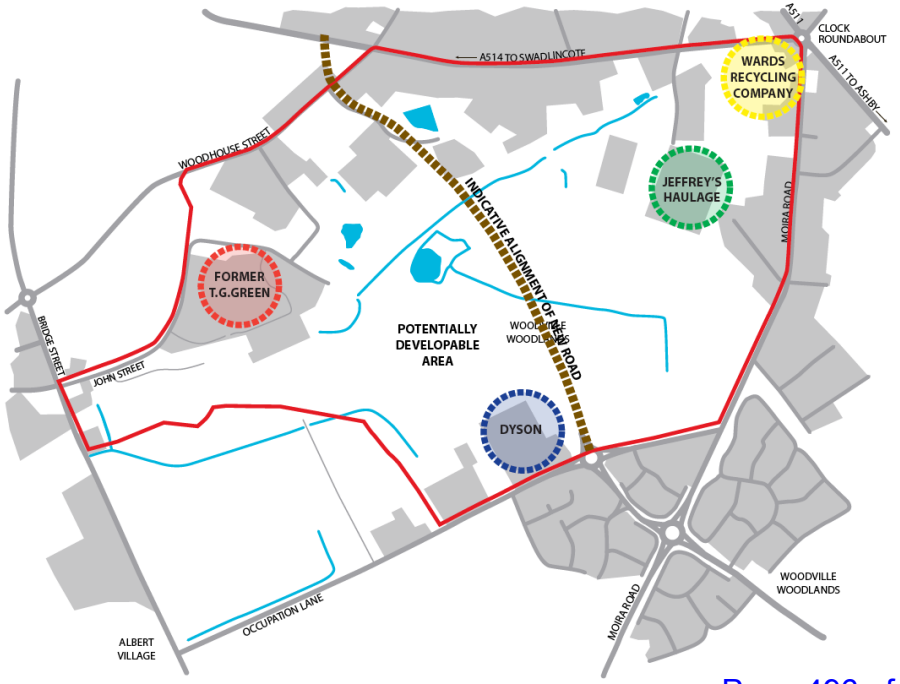
accommodated by existing transport infrastructure. In particular transport modelling has indicated a need for road improvements around Burton (to support the development of over 2,200 homes at Drakelow and around Swadlincote and Woodville to support more than 2,000 additional homes around the town. However, new road delivery and junction improvements alone will not adequately mitigate the effects of proposed growth and improved public transport provision together with demand management will also be required to reduce any likely increase in traffic flows.

5.6.12 ISSUE 12: OPTIONS FOR REGENERATION IN SWADLINCOTE AND WOODVILLE

i This is a development option, which deals with a specific part of the Woodville and Swadlincote area, which is underused and poorly restored following minerals working. The improvement and regeneration of this area is a Council priority. Two broad options were identified and consulted upon during the Issues and Alternative Options Consultation in 2010.

1. Swadlincote and Woodville Regeneration Option 1: Employment Led Regeneration
2. Swadlincote and Woodville Regeneration Option 2: Mixed Use Redevelopment

Figure 5.8: Woodville Regeneration Area



Summary of Responses

ii In total 74 respondents considered this issue. Of those, 32 supported the option for employment led regeneration, whilst 27 supported the options for mixed-use development. Three responses were received regarding the need for housing to be delivered on the site given the complexity of development options and constraints on site.

iii It remains the Council's position that site regeneration should be employment-led, however, for the purpose of Sustainability Appraisal, which requires that the Council appraise all reasonable options, it is considered appropriate to appraise a third housing-led option given that a small number of consultees suggest the need to consider the site for housing. On this basis an additional option has been appraised as follows:

3. Swadlincote and Woodville Regeneration Option 3: Housing Led Regeneration

iv A no development option is not considered reasonable given the environmental quality of the site and the effect it has on the surrounding area and guidance in national policy to regenerate disused or previously developed land.

What May Happen if the Local plan is Not Prepared

v This area is largely surrounded by housing and employment land and in the past has been subject to a wide range of historic uses including minerals working. As a result of past minerals working some parts of the site are contaminated and unstable and there are a number of identified mineshafts throughout the site. The central part of the site has been poorly restored and remains undeveloped, whilst land to the north remains in employment use. A phase 1 Habitat Survey prepared by Derbyshire Wildlife Trust in 2008 indicates that there are no wildlife sites in this area although there are some areas of local ecological value on the site including hedgerows, woodland, waterbodies and green lanes and these could be enhanced and incorporated in any new development. There is Japanese Knotweed present on some parts of the site.

vi The regeneration of this under used site could deliver increased employment, housing and other appropriate uses to this part of the Swadlincote urban area and could significantly reduce traffic using the existing A511/A514 Clock Island junction. This in turn could deliver benefits in respect of reduced congestion, improved accessibility and a reduction in the number of accidents around Clock Island and the surrounding road network. The reuse of the site could also reduce the need for the release of productive greenfield land for development elsewhere in South Derbyshire. The redevelopment of the wider area could help improve local townscape character, for example around the A514, and could help safeguard a number of 'at risk' listed buildings located on the site including the Grade II* bottle kilns at the former TG Green factory.

vii If this site is not regenerated through the Local Plan, it could remain in its current degraded state with little prospect of comprehensive regeneration due to viability and other issues/constraints on site. In the absence of the site being regenerated through the Local Plan there

viii may still be potential for the site to be regenerated partially, or even comprehensively. However, should development take place, it would most likely be on an ad-hoc basis and could fail to deliver wider benefits to the Swadlincote area which could be secured through planned regeneration.

The Environmental Characteristics of the District Likely to be affected by the Regenerate the Woodville Regeneration Area

ix New development in this area would increase pressures on local wastewater treatment works (Milton and Stanton) and the local sewerage network. It could also increase surface water generation which in some parts of the site could drain towards the Mease SAC. In addition new residential development could increase pressure on existing community facilities including primary schools and doctors surgeries. In the absence of, or prior to the delivery of, the Swadlincote Regeneration Route, any development could increase traffic and congestion at Clock Island and surrounding roads. However, the delivery of a new road through the site would allow local traffic and congestion issues to bepartially addressed.

x The regeneration of the site would also allow the remediation of contaminated land and the reuse of brownfield land. It could also offer opportunities to improve biodiversity and safeguard existing cultural heritage assets within the regeneration area. New development would also offer opportunities to improve local townscape character within and adjacent to the site.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

xi The site is partially located within the Mease catchment and surface water generated on site could, depending on site design, discharge to ditches which in turn discharge to tributaries of the River Mease. Foul water flows would be exported out of the Mease catchment to either Stanton or Milton Waste Water Treatment Works. In addition surface water generation could increase diffuse water pollution from surface runoff from roads and hard standing on the site could affect the ability of relevant authorities (Water Companies, the Environment Agency and Local Councils) to meet strict water quality targets set out in the Water Framework Directive. The redevelopment of this site would not have any impact on identified AQMAs or sites protected pursuant to the Birds Directive.

xii The Regeneration of this site could benefit local townscape character and could help safeguard a number of locally important heritage assets such as the Grade 2* TG Green Bottle Kilns. It could also improve accessibility locally and could provide new homes or businesses within Swadlincote. The Redevelopment of this site could also reduce the need for development on greenfield (agricultural) land elsewhere in the town to meet development needs.

Summary of Broad Options Appraisal

Regeneration in Swadlincote and Woodville	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Employment Led Regeneration	?	--	✓	✓	--	✓✓	✓	✓	✓✓	✓✓	✓	✓✓	?	?	✓	✓	✓	--	✓✓	✓	✓✓
Mixed Use Redevelopment	?	✓	✓	✓	--	✓	✓	✓	✓	✓	✓	✓✓	?	?	✓	✓	✓	--	✓✓	✓	✓✓
Housing Led Regeneration	?	✓✓	✓	✓	?	X	✓	✓	X	?	✓	✓✓	?	?	✓	✓	✓	--	✓✓	✓	✓

xiii Generally, all options perform similarly. This is because these options are variations of an overarching option to secure the regeneration of this site. A no development option is not considered as reasonable, as the regeneration of this part of Woodville is one of the Council's identified priorities to be tackled through the Local Plan. With this in mind, all options perform well in terms of improving community safety and reducing crime; improving health and wellbeing; improving access to jobs and local services, making best use of existing infrastructure; delivering stable and sustainable levels of economic growth and encouraging economic diversification; enhancing the vitality and viability of Swadlincote town centre; improving the quality of development; reducing pollution, minimising greenfield losses; minimising flood risk and enhancing landscape and townscape character. It also performs well in terms of protecting the District's architectural and archaeological heritage and other cultural assets, as it would help safeguard listed buildings, associated with the Districts pottery and pipe manufacturing legacy.

xiv No impacts have been identified in terms of objectives to improve educational performance and climate change (although housing led development could have an uncertain impact in respect of education as there is no additional primary age places available). Uncertain impacts are identified in respect of objectives to protect and enhance biodiversity; minimise waste and increase recycling and promote sustainable forms of construction.

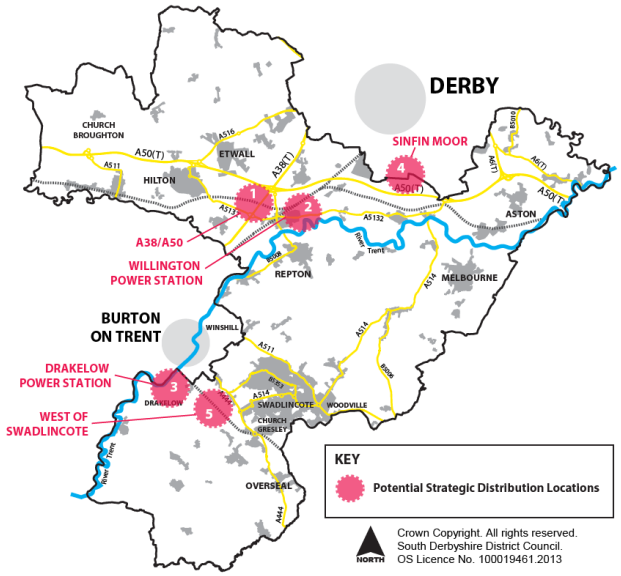
Preferred Option

xv **Option 1 is the Council's preferred option**. An employment-based reuse of the site (to include an element of housing) is considered to slightly outperform the mixed-use and housing led regeneration of the site and is supported through consultation. However, it is unclear whether employment led or indeed any regeneration of the site is viable in the current economic climate.

5.6.13 ISSUE 13: STRATEGIC DISTRIBUTION IN THE DERBY HOUSING MARKET AREA

i This development option was considered in the 2010 Issues and Alternative Options Consultation. It identified a range of locations which may have potential to accommodate a Strategic Rail Freight Interchange (SFRI) within the District and also outlined a no development option. Overall 146 responses were received in respect of strategic distribution in the Derby Housing Market Area. Of these most respondents considered sites at Willington and Drakelow (39 and 56 responses respectively) to be the most appropriate. A further 31 repondees supported development around the A38 and A50 Interchange. Responses in support of Sinfin Moor totalled 28. Thirty five respondees considered that no sites should be developed (option 5). In addition, a number of respondees objected to specific locations identified through the consultation, but not necessarily to the principle of locating a SFRI in the district. One potential alternative location for a distribution centre to the west of Swadlincote was suggested during previous consultations. This site has been reviewed (together with other employment sites in the site appraisals set out at Appendix 6.

Figure 5.9: Potential Strategic Distribution Locations



ii Following the Issues and Alternative Options Consultation was published in 2010, very large infrastructure projects such as strategic rail freight interchanges have been classed as National Significant Infrastructure Projects (NSIPs) and are determined by the Secretary of State directly. This means that such projects are no longer submitted for the District Council for determination and as such should such a proposal come forward within the Plan period the Authority would no longer be the 'Competent Authority' and would not be in a position to determine any application. As a result of this change the Council now favours the inclusion of a criteria based policy to influence the design and implementation of any such proposals which come forward in the Plan period. Therefore no further assessment is included in this report considering potential sites for such a policy. Instead it is proposed that a flexible criteria based policy should be included in the Local Plan and this policy tested against the SA Framework. Such a policy can help ensure that where development does come forward developers will have certainty over the measures which will be sought by the Council to minimise the effects of such development.

5.7 UNDERTAKING THE SUSTAINABILITY APPRAISAL OF THE BROAD STRATEGIC THEMATIC OPTIONS

5.7.1 ISSUE 14: DESIGN EXCELLENCE OPTIONS

i Design options were consulted upon in the July 2010 Issues and Alternative Options Consultation. However the Authority has only identified a single option as it regards design excellence as an essential part of place shaping in line with the corporate aim of making South Derbyshire a better place to live, work and visit. The Local Plan vision and objectives also reflect this commitment. However, the Council's design excellence approach would mean a move away from current reactive approaches to influencing design. As such the Authority has sought to review a second business as usual option whereby design is influenced on an ad-hoc basis through negotiation with individual developers having regard to national policy and other best practice. As such the two options appraised through this sustainability appraisal are as follows:

1. Influence the design of new development guided by best practice and policy set out in the National Planning Policy Framework (this is the business as usual scenario)
2. Achieve a high quality of design in all areas through the adoption of Building for Life 12.

Summary of Responses

ii In total 101 responses were received during the Options for Housing Growth Consultation. Of the responses received most support was evident for Option 2, (Design Excellence). In total 80 respondents considered that this was the favoured option for improving the built design of new development. A further 6 respondents considered that design could be improved, although this could be through a Supplementary planning document rather than through a detailed policy, or using an alternative mechanism than Building for Life. However whilst the Authority acknowledges, and indeed intends to produce supplementary planning guidance in respect of design, this will need to hang off a strategic policy which will need to be included in a higher tier policy (i.e. the Part 1 Local Plan given the importance attached to good design in the Council's Corporate Plan). A further representation was received from David Lock Associates as follows "universal application of Building for Life principles will not deliver the good design of places. If SDDC's objective is to ensure the creation of well-designed places as well as

buildings, then a suitably worded policy setting the Council's aspirations and design priorities is required which draws on the BfL as one of several strands of strategic design advice". The Council acknowledges this point and will seek to reflect this in any policy drafted.

iii A total of 9 respondees indicated that no design excellence policy is required. In addition a number of alternative options were identified. In particular a small number of individuals indicated that, the Council's emphasis should be on 'quality of life' rather than design excellence. Whilst it is accepted that achieving quality of life is important, the Authority considers that the purpose of this policy is to improve the design of new development. Clearly such a policy could go some way towards improving the quality of life of residents, although other policies in the Plan would address this issue also, including those dealing with accessibility, increasing employment opportunities, securing new green infrastructure provision and new open spaces etc.).

What May Happen if the Local Plan is Not Prepared

iv Historically, relatively little monitoring has been undertaken in respect of design quality in the District. More recently the Authority has started to monitor the quality of new housing developments and this monitoring indicates that in 2011-12, 92% of all homes built in the District scored less than 10 out of 20 against Building for Life Criteria and therefore are considered as being of 'poor' design. Only 4.5% and 3.5% of new homes were scored as 'average' or 'good quality' respectively. Whilst the version of BfL against which housing quality was monitored has subsequently changed, the data recorded in the 2011-12 Annual Monitoring Report for the District does nonetheless highlight the poor quality of design in many new developments.

v In the absence of preparing the Plan (which includes a policy to secure good design) it is likely that the Authority will continue to negotiate design quality on a case by case basis. It is unclear whether such an approach would make a meaningful contribution to the general improvement of design, as national policy, evolving best practice and customer demand could also play a significant part in improving design and enhancing local townscape character even in the absence of policy. However the inclusion of a design policy could provide greater control over urban design issues and could significantly improve development quality over the Plan period.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

vi Poor design could increase the environmental impact of new housing and commercial development. In particular it could lead to increased (inefficient) energy and resource use, (for example through the delivery of inadequate connections to public transport and walking and cycling routes, or through allowing development which is poorly related to existing or new facilities and services which increases car dependence). Poor design would also have negative impacts on landscape and townscape character. Poor design could also impact on objectives to improve health and wellbeing of local communities and could increase crime or fear of crime and could frustrate opportunities for storing bins, recycling and vehicles and cycles. Well-designed new development could increase opportunities for securing biodiversity gain, protecting and integrating ;local heritage features, reducing greenfield land take (by ensuring the efficient use of land in urban extensions) and improving or reducing opportunities for flooding and lessening pollution effects of new development.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

vii A requirement for better urban design could lessen the effects of new development on the River Mease which is located within the catchment of the SAC, (although strategic scale growth is not being proposed in this area so any policy could only affect Local Plan Part 2 sites and windfalls). In particular the Plan could ensure that water demand for new development is reduced and that surface water generated by development is dealt with onsite. Better designed development could also reduce urban diffuse pollution by ensuring the surface waters are 'treated' on site prior to discharge to the ground or watercourses. This in turn could reduce impacts on rivers failing water quality targets under the Water Framework Directive. Better designed development could also support objectives to reduce travel by private car by ensuring new community facilities and other services are well related to new and existing homes and by securing the delivery of new walking and cycling routes or the provision of new infrastructure.

viii In addition, better design could help ensure space to store waste and recyclable materials and could help reduce the emission of climate change gases (compared to existing dwellings). It could also help to mitigate the effects of additional noise and light pollution associated with development. Better design could also help safeguard heritage assets, or at least minimise the effects of built development on existing features and could deliver long term improvements to habitats and species locally. A design policy could also help reduce landscape and townscape effects of growth by integrating development into the existing environment.

Summary of Broad Options Appraisal

Design Excellence	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Business as Usual	✓	?	✓	--	✓	✓	✓	--	--	✓	✓	✓	XX	✓	XX	XX	✓	X	--	--	XX
Option 2: Design Excellence	✓✓	?	✓	✓	✓	✓	✓✓	✓✓	--	--	✓	✓✓	X	✓	X	XX	✓	X	✓	✓	XX

ix Both option perform similarly although option two tended to enhance the positive effects identified in the current business as usual approach and reduce the negative impacts. The inclusion of a design excellence policy would have major positive effects in respect of securing better design, ensuring the sustainable use of natural resources, improving local accessibility to local services and facilities and improving biodiversity gain on site. It would reduce impacts associated with option 1 in respect of landscape and townscape impacts, climate change emissions and effects, loss of greenfield land and water, air, light and noise pollution.

Identification of the Preferred Design Excellence Option

x The Business as Usual scenario has not been included as a realistic option as it is contrary to wider corporate policy (as set out in the Council's Corporate Plan) and the policy 58 of the National Planning Policy Framework (NPPF) which states that *" Local and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area".* Paragraph 59 then goes on to state that *"Local Planning Authorities should consider using design codes where they could deliver high quality outcomes".* Having regard to the performance of Option 2 through the SA, comments received back during consultation and the Council's own Corporate Plan and the requirements of the NPPF introduced in 2012, the Council does not consider the current approach to negotiating design with developers on a case by case basis as being adequate. However the performance of the BAU option (option 1) is reviewed here to allow a comparison to be made between the exiting baseline and the expected performance of future policy, which will be delivered through the Part 1 Local Plan.

xi However there was some discussion among the officers involved in the appraisal about the potential cost of requiring developers to build to higher design standards and how this may impact on the delivery of affordable homes in particular (and hence objectives to provide affordable housing) but also other facilities such as schools and health facilities). This issue of the cost of Building for Life 12 was flagged up for further consideration through the SA process and the need for mitigation to lessen the uncertain effects of increased costs associated with BfL12 identified.

5.7.2 ISSUE 15: ENERGY EFFICIENCY OPTIONS

i Energy Efficiency options were consulted upon in the July 2010 Issues and Alternative Options Consultation. The Authority identified three options in respect of energy efficiency as follows:

- Rely on statutory incremental changes in building regulations requirements for improvements in energy efficiency and reductions in carbon emissions from new development
- Set targets for more energy efficient development and sustainable construction in advance of statutory building regulation changes
- Set higher standards for energy efficiency and sustainable construction on specific identified strategic / exemplar sites

Summary of Responses

ii In total 123 responses were received during the Options for Housing Growth Consultation. Of the responses received most support was evident for Option 1, (rely on building regulations to deliver improvements to the energy efficiency of new development). In total 55 respondents considered that this was the favoured option. A further 42 respondents considered that more energy efficient development should be required for all developments in advance of changes to building control regulations programmed for 2016. 32 respondents considered that higher standards could be set for individual strategic/exemplar sites. No alternative options were identified, although one respondent suggested that the Council should encourage more people to take up grant aid to improve the energy efficiency of existing homes.

What May Happen if the Local Plan is Not Prepared

iii Per capita carbon dioxide emissions attributed to domestic use has fallen slightly in South Derbyshire in recent years. In 2005 2.4 t/CO_2 was emitted per person. By 2010 this has fallen to 2.2 t/CO_2. This fall coincides with changes to building regulations in 2002, 2006, 2010 and 2013. Further tightening of building regulations to improve the energy efficiency of new homes are programmed for 2016 these changes, if implemented could further reduce emissions per person. In the absence of Local Plan being adopted nationally imposed building regulation will deliver significant improvement to ensegy efficiency of new homes through a combination of fabric improvements (better insulation) and the installation of low or zero carbon energy generation on site, or off site through allowable solutions (effectively paying a contribution to a scheme which will offset increases in carbon dioxide emissions associated with development). However the preparation of the Local Plan may offer opportunity to require homes to meet zero carbon requirements before 2016, although given that adoption will not be until 2015 any benefits would be modest and would only affect around 1,000 properties.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

iv The inclusion of policies related to climate change, energy efficiency and renewable and low carbon energy generation could help reduce the District's contribution towards the causes of climate change and ensure the sustainable use of natural resources. The promotion of energy efficiency could also help encourage the use of sustainable construction techniques. However, such a policy could undermine the viability of some development and may slow down housing delivery in the shorter term. This could have a knock on impact on to issues relating to deprivation, social inclusion and health and wellbeing.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

v The inclusion of an energy efficiency and sustainable construction policy would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.

vi The plan will seek to partially mitigate the impacts of large scale housing and employment growth proposed at the local level through the inclusion of policies to support the reduction in energy and car usage in new development. However, given the scale of growth proposed the Plan will still have local impacts in respect of energy (resource) use. The Plan will therefore contribute to increases in overall emissions of climate change gases within the Plan period although local increases associated with growth will be further offset (and fully mitigated if statutory carbon dioxide reduction targets are met) by national policies to decarbonise energy generation through the development of renewable energy resources, nuclear power and through and expansion of relatively low carbon gas fired power stations. Growth in South Derbyshire and other local authorities should not therefore lead to any increase in greenhouse gas (GHG) emissions at the national level.

Summary of Broad Options Appraisal

Design Excellence	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Use Building Regulations	--	--	✓✓	--	--	✓	?	--	--	--	--	✓	--	✓	✓	?	✓	✓✓	?	--	X
Option 2: Set Targets	--	X	✓✓	--	--	✓	X	--	--	--	--	?	--	✓✓	✓	?	✓	✓✓	?	--	X
Option 3: Higher Targets on Specific Sites	--	X	✓✓	--	--	✓	X	--	--	--	--	?	--	✓✓	✓	?	✓	✓✓	?	--	X

vii All options performed similarly, although options 2 and 3 performed slightly worst against objectives to improve housing delivery and new infrastructure provision. This is because the additional costs associated with delivering even voluntary energy efficiency measures in new homes could affect the viability of developments and could result in the delivery of less market and affordable homes and open space and green infrastructure on some sites. Options 2 and 3 did perform better in respect of options to improve sustainable construction.

Identification of the Preferred Energy Efficiency and Sustainable Construction Option

viii **The Authorities preferred option is to rely on changes to building regulations (option 1)**. Given the similar performance of the three options, and having regard to wider economic conditions and the need to boost housing delivery, the Council considers this approach to be consistent with the National Government Policy.

ix This Policy restricts the control of building standards to building control and setting standards beyond those required in building regulations in local plan policies will not be permitted, except in a number of exceptional circumstances and only then subject to viability and other clauses.

5.7.3 ISSUE 16: WATER AND FLOODRISK OPTIONS

i Water and flood risk options were consulted upon in the July 2010 Issues and Alternative Options Consultation. The two broad options identified are as follows:

1. Option 1: No Development in the Flood Plain
2. Option 2 Special Exceptions Policy (Business As Usual)

Summary of Responses

ii In total 130 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 1, no development in the floodplain (a total of 76 respondents favoured this approach). A further 34 respondents considered that option 2 (allowing development in exceptional circumstances) would be the most sensible policy for managing development in flood zones. A further twelve respondents indicated that the Plan should either rely solely on national policy (i.e. the plan should not include any flood risk policy) or should be drafted in accordance with national policy. The Council considers that option 2 (special exceptions policy) reflects fully national policy set out in the previous PPS25 and updated guidance included in the NPPF. This makes provision for development in floodzones stating *"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local plans should be supported by strategic flood risk assessment and develop policies to manage flood risk from all sources, taking account of guidance from the Environment Agency, and other relevant flood risk management bodies…"* Given the guidance set out in the NPPF the Authority does not consider it necessary to appraise a 'no policy' option. No other alternative flood risk options were identified during consultation.

What May Happen if the Local Plan is Not Prepared

iii Around 18% of the total land area in South Derbyshire lies within an areas of high flood risk. A further 3% is at medium risk. Of the developed area of South Derbyshire 6.9% of urban and rural settlements by area are at high risk of flooding. A further 3.5% of urban and rural settlements by area are at medium risk. Broadly speaking therefore 10% of the Districts urban area is known to be at flood risk. In the absence of the Local Plan being prepared it is likely that new development in areas at flood risk will be strictly controlled in line with guidance set out in the National Planning Policy Framework, with development only permitted where no sites at lower flood risk are available or other exceptional justification exists to allow development to take place, for example the need to regenerate previously developed sites where flood risk can be adequately mitigated. However the production of the Local Plan should reduce the need for development in areas at flood risk by identifying and allocating sites sufficient to meet the districts housing and employment requirements in locations unaffected or defended from flooding.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

iv The inclusion of options to control development in areas at flood risk could ensure that climate change impacts and water quality impacts associated with new development are not exacerbated. It could also help ensure that new growth does not increase flood risk elsewhere.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

v Development in the floodplain could increase flood risk elsewhere and could exacerbate urban diffuse pollution where development leads to the uncontrolled discharge of surface waters to local watercourses during flood flows or normal operation of sites. The control of development in floodplains would have no impact in respect of the sites protected pursuant to the Habitats or Birds Directives. It would also have no impact in respect of air quality management areas designated under the Air Quality Framework Directive.

vi Additional development in the floodplain could also displace flood storage leading to flooding elsewhere. In addition building new homes and businesses in areas which may see increased flood risk in the future, as a result of climate change, or in areas of existing identified flood risk could increase the number of homes and businesses (and hence people) affected by flooding. This could have knock on effects in respect of safety and the wellbeing of communities living close to areas that flood. However constraining development in areas that flood in all circumstances could stymie economic growth, and the reuse of brownfield land and disuses building some of which may be historically important and make a positive contribution to local townscape character.

Summary of Broad Options Appraisal

Water and Flood risk	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: No Development in the Flood Plain	?	X	✓	✓	--	--	X	--	--	X	X	X	--	--	--	X	✓	✓	--	--	X
Option 2: Special Exceptions Policy	?	✓	X	X	--	--	✓	--	--	✓	✓	✓	--	--	--	✓	X	X	--	--	✓

vii Both policy options are considered to be broadly consistent with national policy, which seeks to direct new development away from areas at flood risk. Option one would ensure no further development took place in locations at flood risk, whilst policy two could provide greater flexibility to deliver development in areas at flood risk when there are clear sustainability or community benefits in do so. None of the options are likely to give rise to major impacts due to the influence of existing guidance in the National Planning Policy Framework in respect of flood risk.

viii In general the appraisal indicates that a complete restriction on new development in areas at flood risk could have a negative impact on objectives to provide decent and affordable homes that meet local need, provide facilities close to where people live, diversifying and strengthening local economies, reusing previously developed land and conserving and enhancing landscape and townscape character. However it was considered that the extent of impacts likely as a result of option 1 would be limited given the relatively small number of settlements that are located wholly within an area of flood risk.

ix In contrast it is considered that allowing some development in areas at flood risk where necessary (option 2) could have an impact on the wellbeing and safety of existing and future residents and businesses and could lead to an increase in the number of properties at flood risk now and in the future as a result of climate change. However a more flexible approach to development in the flood plain could also support limited continued growth in towns and villages which could support the provision of affordable and decent housing that meet local needs, the provision of new or enhanced facilities locally (including flood defences) and the diversification and strengthening of the local economy. It could also have minor benefits in respect of reducing greenfield land losses and conserving and enhancing local landscape and townscape.

Identification of the Preferred Option

x **Option 2 is the Council's preferred option.** Whilst option two could have more significant negative impacts in respect of health and wellbeing and objectives to reduce flood risk and climate change impacts, it is considered that the social and economic benefits of allowing limited growth could outweigh these issues. For example by allowing some flexibility to accommodate growth in areas at flood risk the Council would be able to regenerate brownfield or derelict sites and deliver new market or affordable homes and businesses in villages which are located within areas of flood risk where clear community benefits can be derived from development. However the purpose of this policy would be support such development only in exceptional circumstances where development in areas at lower flood risk is not possible or consistent with wider sustainability objectives as highlighted in paragraph 102 of the NPPF.

xi In contrast option 1 could be inflexible and may stymie appropriate or necessary development within existing or areas at flood risk, or in areas of potential future flood risk. In addition this option, whilst broadly consistent with flood risk policy included in the NPPF, could restrict opportunities to regenerate brownfield sites or to deliver new development which can reduce flood risk to new and existing communities.

5.7.4 ISSUE 17: WATER SUPPLY OPTIONS

i Water supply options were consulted upon in the July 2010 Issues and Alternative Options Consultation. The two broad options identified are as follows:

1. Option 1: Maintain Current Building Regulation Standards
2. Option 2: Higher Standards: Specification of High Environmental Standards Relating to Water Supply

Summary of responses

ii In total 97 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2: higher standards (a total of 53 respondents favoured this approach). A further 38 respondents considered that option 1 (relying on building regulations requirements) would be the most sensible policy for managing water supply issues. No other alternative strategic water supply options were identified during consultation although one respondent considered that further development of existing reservoirs (such as Foremark) could increase capacity of infrastructure to accommodate growth. However how supply needs are met is an issue for water companies rather than the District Council and current water resource management plans affecting South Derbyshire focus on demand management rather than new reservoir capacity.

What May Happen if the Local Plan is Not Prepared

iii Present water consumption in the Derby HMA stands at around 33Ml/d. This is expect to increase to around 38Ml/d by 2026 based on assumed population increases and the measures water companies propose to take to reduce water demand. In particular Severn Trent (the largest water supplier across the Derby HMA) states in its Water Resource Management Plan that in order to maintain a surplus supply it will need to successfully manage the demand of new and existing customers, and the company considers that the Local Authorities have a key role in supporting its demand management strategy. Further sustainability reductions across Severn Trent's strategic grid will further reduce existing supplies.

iv The Government has recently introduced a minimum regulatory standard for water consumption in all new homes. This has been set at 125 l/h/d (including external water use). This is below current usage indicated by Severn Trent of 135l/p/d and has been introduced through amendments to the Building Regulations in 2008 (CLG, 2007). The regulatory minimum is approximately equal to the now defunct Code for Sustainable Homes Level 1/2 standard, when an allowance for external use is included.

v Supressing water demand in new development could help water companies make best use of existing headroom at waste water treatment works by ensuring that new flows from future development are minimised. Perhaps, most significantly however, restricting flows to sewage treatment works will also allow water companies to restrict any increase in total discharges to local watercourses - three quarter of which are failing to meet objectives identified in the Water Framework Directive. Data published by Severn Trent indicates that of the 75% of rivers currently failing to meet WFD objectives 21% is as a direct result of water company point source pollution or discharges from waste water treatment works.

vi If the Plan is not prepared it is likely that new development would be more water efficient than existing stock due to requirements set out in building regulations. However it is less clear whether water supply beyond 2035 will continue to be in surplus within the east midlands water resource zone. The inclusion of stricter water quality targets could help water companies and other agencies tackle issues associated with unsustainable levels of water abstraction, and could reduce the scale of impacts of increased development on the water environment.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

vii The inclusion of a water efficiency policy could help minimise the impacts of new development on water dependent wildlife sites such as the River Mease SSSI and SAC. It could ensure that water demand is minimised in new homes and businesses and in ensure the sustainable use of natural resources. The inclusion of a water efficiency policy could allow water companies to better adapt to the challenges of climate change and could also ensure that point source discharges to watercourse from treatment works are minimised and that headroom at existing waste water treatment works is efficiently used.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

viii No strategic development is proposed for the catchment of the River Mease Special Area of Conservation (see Issue 9) and as such this policy is unlikely to have any water quality impacts associated with this Plan. However both options could help to ensure that where sites are allocated in the Part 2 Local Plan or come forwards as windfalls that development has a reduced effect on the SAC (as a result of suppressing flows to treatment works which in turn discharge to the River).

ix Long-term growth could impact on the ability of water companies and other appropriate bodies to meet strict water quality targets set out in the Water Framework Directive. Rivers in the District failing to meet WFD targets include the Trent, Derwent, and Mease, numerous smaller

watercourses are also failing their WFD objectives. The District Council's Water Cycle Strategy indicates that most pollution is as a result of agricultural runoff in the catchment and treated effluent from wastewater treatment works serving existing and new development. Neither option would give rise to air quality impacts or sites protected pursuant to the Birds Directive.

x Proposals to increase the water efficiency of new homes could help lessen impacts outlined above and would contribute to sustainability objectives to tackle deprivation, ensure the efficient use of resources, make best use of existing infrastructure and improve the design of new developments.

Summary of Broad Options Appraisal

Water Supply	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Building Regulations	X	--	--	--	--	✓	--	✓	--	--	--	✓	X	✓	XX	--	--	X	--	--	--
Option 2: Higher Standards	X	--	--	--	--	✓	--	✓	--	--	--	✓	X	✓	X	--	✓	X	--	--	--

xi Both policy options performed broadly the same against the Sustainability Appraisal Framework. However Option 2 (Higher Standards) would have slightly better outcomes against objectives to protect habitats and species, promote social inclusion, make best use of existing infrastructure, promoting sustainable construction, reducing water pollution and reducing and managing the impacts of climate change.

Identification of the Preferred Water Supply Option

xii **Option 2 is the Council's preferred option**[11]**.** Whilst this options could slightly increase developer costs by around £40-£70 per dwelling (for example by having to install low flow showers and tap fittings and dual flush toilets in new development) the environmental and long term economic benefits associated with this option are sufficient to justify a policy to restrict water usage beyond building regulations. This is partly because reduced water demand could help water companies balance the supply and demand of water resources, but also because a

[11] Subject to the outcome of the government's Housing Standards Review Consultation. DCLG 2013.

restriction in water supply would in turn suppress discharges into local rivers and water courses many of which are failing to meet necessary standards set out in the Water Framework Directive or Habitats Directive. In addition it was clear during previous consultations that there was support from around 60% of respondents for setting higher water efficiency targets in South Derbyshire.

5.7.5 ISSUE 18: WASTE AND SURFACE WATER OPTIONS

i This issue was consulted upon as part of the Issues and Alternative Options Consultation in July 2010. The two broad options identified are as follows:

1. Option 1: Seek sustainable urban drainage systems wherever practicable in accordance with the National policy (BUA)
2. Option 2: Higher Standards: Specification of High Environmental Standards Relating to Surface Water Management.

Summary of Responses

ii In total 97 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2: higher standards (a total of 61 respondents favoured this approach). A further 32 respondents considered that option 1 (relying on national policy requirements) would be the most sensible policy for managing water supply issues. No other alternative strategic water supply options were identified during consultation although a number of responses addressed specific site based issues related to housing site proposals, minewater rebound in the South Derbyshire Coalfield and the River Mease SAC.

What May Happen if the Local Plan is Not Prepared

iii Presently around half of all homes built in the District include some form of Sustainable Urban Drainage Scheme (SUDS). These are typically homes built on large greenfield sites. In contrast homes built on smaller greenfield sites, or on previously developed land usually drain to Severn Trent's foul water system. Since the consultation was undertaken the government has become increasingly concerned about flood risk and in April 2010 implemented the Flood and Water and Management Act. This Act implemented many of the recommendations of the Pitt Review which was undertaken following the widespread flooding of 2007 when more than 55,000 homes and businesses were flooded. The flooding was largely caused by surface water run off overloading drainage systems.

iv Some parts of the Act were not immediately enforced in 2010. It is expected that Schedule 3 of the Act will be enacted soon although no date has yet been announced by Government. Schedule 3 will require the inclusion of sustainable drainage of surface water in developments that require planning approval or have drainage implications. It removes the automatic right, established by the Water Industry Act, to connect to public sewers and instead gives powers to local authorities as Sustainable Urban Drainage Systems (SuDS) Approving Bodies (SAB's) to approve new drainage systems and their connection to public sewers. SAB's will assess proposed sustainable drainage systems in accordance with a new National Standard which will consider issues such as run-off destination, peak flow rates, volume and water quality

v As a result of the above it is likely that more stringent requirements could fall on developers in respect of surface water drainage. In the absence of the plan it is therefore likely that a greater proportion of new developments will incorporate SuDS and these will be required to meet new national standards.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

vi The inclusion of surface and waste water drainage policy could help minimise the impacts of new development on water dependent wildlife sites such as the River Mease. It could reduce pollution to local water courses by minimising nutrient and sediment flows. In addition the separation of surface and foul water could help relieve pressure on the sewerage network (and hence make best use of infrastructure) and could reduce instances of foul water flooding or sewer overflows or surcharges. The inclusion of SuDS could also contribute to the delivery of green infrastructure within development sites and could help secure long term biodiversity gain.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

vii No strategic development is allocated for the catchment of the River Mease Special Area of Conservation (SAC) and as such this approach to development is unlikely to affect the SAC. However both broad options could improve water quality generally and help reduce urban diffuse pollution where development comes forward through the Part 2 Local Plan or as a windfall. In addition policies to control surface water runoff on site could reduce diffuse pollution across all river catchments and could assist water companies, the Environment Agency and others ensure that surface and ground water achieve Water Framework Directive targets. Neither option would give rise to air quality impacts or sites protected pursuant to the Birds Directive.

viii Proposals to deal with surface water on site could also reduce flooding, and contribute to the delivery of green infrastructure and biodiversity gain on development sites.

Summary of Broad Options Appraisal

Water Supply	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: National Policy	✓	--	--	--	--	--	--	✓✓	--	--	--	✓	?	✓	X	X	✓	✓	--	--	--
Option 2: Higher Standards	✓	X	--	--	--	--	X	✓✓	--	--	--	✓	✓	✓✓	--	X	✓✓	✓	--	--	--

ix Both policy options performed broadly the same against the Sustainability Appraisal Framework. However Option 2 (Higher Standards) would have slightly better outcomes against objectives to improve the quality of built development, promoting sustainable development, and managing flood risk. It could have negative outcomes compared to option 1 in respect of affordable housing and infrastructure delivery as it could increase developer costs.

Identification of the Preferred Option

x **Option 1 is the Council's preferred option.** Whilst it is clear that enhanced requirements in respect of waste and surface water could have a positive impact on the natural environment.

xi The Authority will seek to work with developers, Water Companies and the County Council as Lead Local Flood Authority to implement effective SuDS. There would however still be merit in including a general water quality policy in the Local Plan referring to SuDS, but this will seek to reinforce and clarify national policy provisions rather than set stricter requirements in respects of SuDS provision.

5.7.6 ISSUE 19: OPTIONS FOR AFFORDABLE HOUSING

i Overall options for affordable housing were consulted upon in the July 2010 Issues and Alternative Options Consultation. In total three discreet options were identified for increasing affordable housing supply. A further business as usual scenario was also reviewed through the Sustainability Appraisal (but not included as a broad policy option) as the delivery of low levels of affordable homes through the Plan Period

would not comply with requirements in the National Planning Policy Framework for "the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area".

ii The four options tested through the Sustainability Appraisal are as follows:

1. Business As Usual Option
2. Lower Threshold - Increase provision of affordable dwellings by setting a lower threshold
3. Increased Requirement - Increase the provision of affordable housing required on sites which exceed the qualifying site size threshold.
4. Allocate Sites - Allocate sites solely for affordable housing to meet specific local needs

Summary of Responses

iii In total 116 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 1 (having a lower threshold for affordable housing on sites), this option was supported by 47 respondees. Option 2 (increasing affordable housing requirements on sites) was less well supported with only 26 respondees indicating support for this approach. In addition 103 representations were received back on Option 3. Of these most respondees considered it inappropriate to allocate affordable housing sites whilst 17 thought it desirable. A significant number of respondents made comments relating to specific sites or unrelated issues.

What May Happen if the Local Plan is Not Prepared

iv The Derby Housing Market Area Strategic Housing Market Assessment indicates that there are 10,753 households on the housing register in South Derbyshire, Derby City and Amber Valley, (of these 1,839 are in South Derbyshire). Of this overall figure 7,775 are defined as being in housing need, however of these households 2,653 currently occupy affordable housing (and are seeking to transfer to an alternative home). There are therefore 5,122 households on the register and in need. The distribution of these households is indicated in Figure 5.10 below.

Figure 5.10: Affordable Housing Need in the Derby HMA

Area	On Register and in Need	Total Number of Households	% On Register and in Need
South Derbyshire – Derby Fringe	93	10,639	0.9%
South Derbyshire – North West	47	6,559	0.7%
South Derbyshire – Swadlincote and South	569	21,350	2.7%
South Derbyshire	**709**	**38,548**	**1.8%**
Amber Valley	1,247	52,689	2.4%
Derby City	3,166	101,857	3.1%
Total	**5,122**	**193,093**	**2.7%**

Based on data included in the Derby HMA SHMA update July 2013

v However around 23% of households on the register and in need are estimated to be likely to have sufficient income to afford market housing reducing the backlog need to 3,924 households.

vi In addition to the backlog it is also expected that 10,335 new households will form over the next five years (2012-17) across the HMA, in addition a further 6,605 existing households are forecast to fall into housing need. This indicates a newly arising total need of 16,940 households across the HMA for the five years to (2017). Of this total 2,546 households will be based in South Derbyshire.

vii Based on existing and newly arising affordable housing need there is an overall requirement for the delivery of 8,833 affordable homes in the HMA between 2012-17. This need will be partly met by existing planning consents which will deliver around 1,200 new homes although clearly the emerging Local Plans being prepared by the partner Authorities can go some way to boosting the supply of affordable homes, although given the scale of identified need it is unlikely to be fully met within the next five years.

viii Without a Plan setting out a strategic approach to housing delivery (including the provision of affordable housing), planning applications and growth will continue to be determined having regard to national policy and particularly presumption in favour of sustainable growth and also the need to maintain a five-year housing land supply. Where housing provision fails to meet the five year supply requirement any applications submitted to the Authority will need to be considered on their merits and appropriate sites released to make up the five year supply. In such circumstances the Planning Authority will be unable to plan housing delivery strategically and may not be able to deliver new market and affordable homes based on actual demand or need as the focus is on ensuring adequate supply rather than planning for growth in the locations with the greatest affordable housing need/demand. The inclusion of a site specific allocations and specific affordable housing requirements (together with a housing trajectory) will provide far greater certainty about the location, and number of homes to come forward and will assist delivery partners allocate resources accordingly.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

ix The inclusion of no, or inadequate policy in the Part 1 Local Plan on affordable housing could undermine the ability of the Planning Authority to maximise affordable housing delivery. This would have social impacts in respect of improving the health and wellbeing of local residents as well as tackling deprivation within the District or wider HMA. The inclusion of an overly onerous policy in the plan could jeopardise housing delivery (market and affordable) by undermining the viability of sites, or could affect developer contributions available to education authorities, healthcare providers or the local authorities in respect of transport, open space, green infrastructure, flood risk infrastructure (SuDS or flood defences) and biodiversity enhancement and management.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

x The overall impact of housing delivery have been considered in issues 1 and 3. No additional impacts are expected as a result of the inclusion of a policy to ensure that strategic sites come forward with an affordable housing component. The inclusion of an affordable housing policy in the Part 1 Local Plan would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.

xi In setting out specific affordable housing requirements for strategic sites and windfalls the inclusion of a policy in the Plan should not give rise to impacts any different to the delivery of market housing (considered in issue 1), as long as any policy does not undermine the viability of sites by including onerous requirements in respect of affordable housing supply. Should this occur it could lead to sites being stalled until their viability improves, or could squeeze out other developer contributions as previously outlined. However this issue could be remedied through the inclusion of a viability clause in any affordable housing policy.

Summary of Broad Options Appraisal:

Affordable Housing Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Business as Usual	--	✓	✓	--	--	✓	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Option 1: Lower Threshold	--	✓✓	✓✓	--	--	✓✓	--	--	--	--	--	?	--	--	--	X	--	--	--	--	--
Option 2: Increased Requirement	--	✓✓	✓✓	--	--	✓✓	--	--	--	--	--	?	--	--	--	--	--	--	--	--	--
Option 3: Allocate sites	--	✓✓	✓	--	--	✓✓	✓	?	--	✓	✓	✓	--	--	--	X	--	--	?	--	X

xii The inclusion of no policy in the Local Plan would have minor positive impacts in respect of delivering limited amounts of affordable housing to tackle local housing need. This would have minor wellbeing and social inclusion effects. No other effects in respect of this policy were identified. Policies 2 and 3 would boost affordable housing delivery and would have effects similar to option 1 although impacts would be enhanced. However uncertain effects were recorded against the SA objective to improve urban design as it was considered that overly onerous affordable housing requirements could negatively impact on the overall design of sites.

xiii Option 3 is a distinct policy option to boost affordable housing by allocating exceptions sites on the edge of settlements to meet identified housing need. This would perform broadly in line with options 2 and 3 but could also have minor positive impacts in respect of objectives to improve local accessibility; diversify and strengthen local rural economies; enhance the vitality of existing rural centres and improve the quality of new development in rural areas. Uncertain or negative impacts against the SA objectives were identified in respect of minimising the irreversible loss of greenfield sites; making best use of existing infrastructure and reducing the need to travel; protecting and enhancing cultural heritage and conserving and enhancing the Districts landscape.

Identification of the Preferred Option

xiv **Option 2, supported by a criteria-based policy to allow affordable housing exceptions sites is the Council's preferred option.** The Council's preferred option is to include a specific affordable housing requirement within the Local Plan. This will seek to deliver 30% (gross) affordable homes on all sites over 15 dwellings subject to viability. This would represent a major increase to actual historic affordable housing delivery rates. However, to allow for the flexibility necessary to support this option is considered that any policy drafted should include and appropriate viability clause.

xv In respect of option one the Authority considers that reducing the threshold or size of the sites that should contribute to affordable housing delivery is unlikely to be viable in current economic climate. Presently the Authority seeks affordable housing on all sites over 15 units or 0.5ha as a starting point. Having reviewed the small sites that have come forward in the recent past many of these are on previously developed land (including former public houses) within existing urban areas (i.e. Swadlincote or the villages). By setting a low threshold the Authority could undermine the reuse of small previously developed sites which often have abnormal costs associated with demolition or remediation. Failure to secure the reuse of such sites could have detrimental impacts on surrounding communities and would undermine government objectives to reuse brownfield sites ahead of greenfield locations.

xvi In respect of option three the Authority supports the principle of allowing affordable housing on exceptions sites in line with requirements set out in the National Planning Policy Framework. However the Council considers it desirable to provide flexibility in the Plan. Whilst the allocation of sites could provide short term certainty by specifically allocating exceptions sites, it accepts that overtime housing needs could change and that the allocation of sites may not allow the Authority to act flexibly to address such changes in the future. As a result it is considered more appropriate to include a criteria based policy in the Plan. The policy could support affordable housing delivery on greenfield sites outside of settlement boundaries where it can be demonstrated that sites are sustainable and meet identified affordable housing needs which cannot be met on existing nearby development sites or within settlement boundaries. The inclusion of such a policy is not considered mutually exclusive to Option 2 (setting a requirement of 30% for sites over 15 dwellings) and could sit alongside this policy to help meet overall housing requirements.

5.7.7 ISSUE 20: OPTIONS FOR HOUSING DENSITIY AND MIX

i Overall options for housing density, mix and town cramming were consulted upon in the July 2010 Issues and Alternative Options Consultation. In total two discreet options were identified in respect of this issue:

1. **Standard Minimum Density -** Adopt an approach of requiring national minimum densities to be achieved together with an appropriate mix of dwellings
2. **Area Based Approach -** Apply appropriate approaches to housing design, type and density in different parts of the District.

Summary of Responses

ii In total 116 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2 (area based approach); this option was supported by 85 respondees. Option 1 (standard minimum density applied district wide) was less well supported with only 28 consultees supporting this approach. A further 3 respondees indicated that as much development as possible should be located within existing urban areas. However the issue of the housing distribution is considered in Issue 3, and implicit within any distribution strategy is the need to make effective use of previously developed sites for locating new development as this is a requirement of national planning policy set out in the National Planning Policy Framework.

What May Happen if the Local Plan is Not Prepared

iii Historically housing density has varied across the district and overtime. In the recent past there was a move towards higher density development within the district. This is reflected within completions on large sites in South Derbyshire between 2008 and 2011. In particular there has been a bulge in higher density properties, and no large scale developments at less than 30 dwellings per hectare between 2009-11. This bulge in higher density completions is likely to reflect the buoyant market conditions up to 2007, which led to planning applications which often included significant numbers of flats and maisonettes, in the years running up to the credit crunch. Inevitably there is a lag between the time permissions are granted and the time it takes to build out a site or phase of a site and this is reflected in the figures. Since 2008 demand seems to have rebalanced and anecdotal evidence from developers, backed up by data in the 2011-12 Annual Monitoring Report (AMR) seems to indicate a return to lower density development. This trend, if indeed it is a trend, rather than an anomaly in the data, will continue to be monitored through the Council's AMR.

Figure 5.11 Housing Density on wholly completed large sites

No. of dwellings per hectare (DPH)	Less than 30dph	30-50 dph	More than 50 dph
2011-12	23%	77%	0
2010-11	0	59%	41%
2009-10	0	52%	48%
2008-09	9%	46%	45%
2007-08	24%	61%	15%

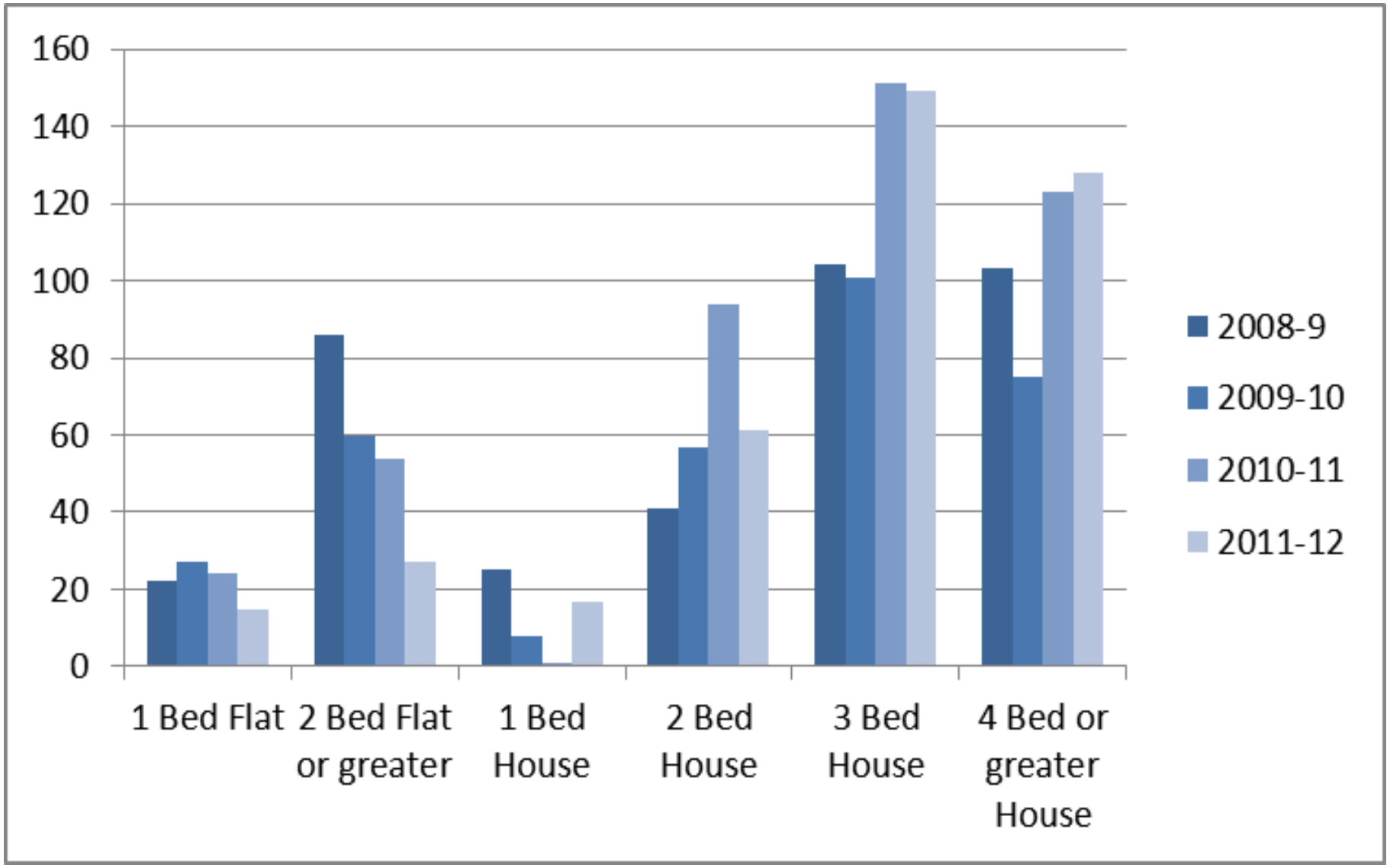
iv In respect of housing mix, the Derby Housing Market Strategic Housing Market Assessment Update indicates that dwelling stock across the HMA is reasonably well balanced. This is illustrated below in Figure 5.12.

Figure 5.12: Housing by Type in the Derby HMA

House Type	Amber Valley	Derby City	South Derbyshire	Derby HMA	East Midlands
Detached	35.8%	23.0%	39.8%	29.9%	32.2%
Semi-detached	36.5%	38.6%	34.9%	37.3%	35.1%
Terraced	20.9%	23.3%	18.1%	21.6%	20.6%
Flat/maisonette	6.7%	14.8%	6.5%	10.9%	11.7%
Other	0.1%	0.2%	0.7%	0.3%	0.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

v As is illustrated in the above table around 40% of homes within the district are detached. A further 35% are semi-detached; the remaining 25% of homes are either terraced properties, flats or other types of accommodation. Recent housing delivery within the district has also tended to indicate increasing demand for 3 and 4 bedroom properties and falling demand for 1 and 2 bedroom flats.

Figure 5.13: Housing completions by size of property and housing type.


160
140
120
100
80
60
40
20
0
1 Bed Flat
2 Bed Flat or greater
1 Bed House
2 Bed House
3 Bed House
4 Bed or greater House
2008-9
2009-10
2010-11
2011-12

vi According to the Derby Housing Market Area Strategic Housing Market Assessment the greatest requirement is for 2- and 3-bedroom homes, with a higher requirement for smaller homes in the affordable sector; and stronger demand for larger family homes in the market sector. The modelled requirements for different sizes of homes in South Derbyshire are shown in Figure 5.4 below.

Figure 5.14 Net Need for Different Sizes of Homes – Market and Affordable South Derbyshire, 2012-28

	1-bed	2-bed	3-bed	4+ bed
Market	3%	23%	52%	21%
Affordable	22%	37%	37%	4%
Total	8%	27%	48%	17%

vii Without a Plan setting out a policy approach in respect of housing density and mix, it is likely that developers will respond to market signals in respect of these issues. This is likely to see a continuing move away from the development of flats back towards larger family properties in the short to medium term. However in the absence of a policy to control housing mix and density it is possible that higher density developments, and a move back towards flatted properties and smaller properties could occur either as a result of on-going mortgage market restraint, or driven by developers in response to consumer demand.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

viii Density and mix options could influence urban design quality and could have a direct effect on the delivery of homes that meet local community need including lower density developments such as bungalows, larger family homes or assisted living accommodation. Lower density development could lead to increased greenfield losses as fewer homes could be accommodated on each hectare of land compared a policy which sets out a minimum density requirement irrespective of location. A policy to support more flexible density and mix requirements could also have implications in respect of habitat protection and on site biodiversity gain, the delivery of green infrastructure, sustainable urban drainage provision and on site surface water management and climate change impacts (by limited opportunities for passive heating, and affecting the provision of space for urban cooling and shading).

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

ix The overall impact of housing delivery has been considered in issues 1 and 3. No impact in respect of the Air Quality or Birds Directive is likely as a result of options in respect of this issue. Options which support higher density development could have a minor effect the Authority's preferred approach to surface water management (see Issue 18) and could restrict opportunities to support the delivery of SuDS systems on some sites which could in turn restrict opportunities to improve surface water quality. However given that the treatment of water on site will be mandatory under the Flood and Water Management Act, higher density targets would be unlikely to have any notable impact.

x Higher density development could restrict opportunities for integrating new development into the landscape and existing townscape and could reduce opportunities for the provision of onsite habitat creation and green infrastructure provision. In contrast however higher density development would safeguard greenfield land. Lower density developments could provide more opportunity to screen and integrate development into the wider landscape by facilitating the retention of on site features such as hedegrows or trees and provide new habitats and Green Infrastructure on site. It would however lead to a greater loss of greenfield sites.

Summary of Broad Options Appraisal:

Housing Density and Mix	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Standard Minimum Density	--	--	--	--	--	--	--	--	--	--	--	?	--	--	✓	?	✓	--	?	--	?
Option 2: Area Based Approach	--	✓	✓	--	--	--	?	?	--	--	--	✓✓	--	?	✓	✗	✓	?	✓	--	✓✓

xi Option One (which is the business as usual option) would have a number of uncertain effects but could help improve environmental effects in respect of the design of the built environment, water pollution, flood risk heritage and landscape and townscape depending on the minimum density set within the policy. Conversely, however if too higher a density is set this option could have negative impact against these sustainability appraisal objectives. As such an uncertain impact has been identifed in respect of these issues.

xii Allowing greater flexibility to determine appropriate density and housing mix could have positive benefits in respect of providing homes that meet local need, improving wellbeing, improving the quality of new design, reducing water pollution and flood risk, and protecting local heritage assets and their settings and local landscape and townscape character. This objective could however have uncertain effects in respect of accessibility and reducing the need to travel, promoting sustainable use of natural resources, and managing climate change. It would have negative effects in respect of minimising the loss of greenfield sites as it is likely that lower density development would occur in some locations leading to higher greenfield losses.

Identification of the Preferred Option

xiii **Option 2 is the Council's preferred option.** Having reviewed the likely performance of the two options to mitigate the likely effects of large scale growth considered earlier in the sustainability appraisal it is clear that option 2 will overall have a more beneficial effect in respect of ensuring appropriate housing delivery and protecting the natural and built environment.

xiv The Authority has assumed average development of 30ha per dwelling across the developable site areas in its assumptions concerning the overall density of development in identifying the number and size of sites necessary to meet local need, although in some cases lower densities are assumed where constraints indicate that achievable densities on specific sites will be lower. However the average used by the authority is significantly lower than average densities recorded in recent years. Whilst it is recognised that the density of sites has fallen in the past few years as developers have moved away from flatted developments towards family homes (consistent with data in the SHMA that indicates the need for a greater number of two and three bed homes), sites recently granted planning permission continue to suggest that overall densities will be notably above the assumed density of 30 d/p/h assumed by the Council. Therefore given that the sustainability appraisal indicates that flexibility could help deliver more positive outcomes in respect of the built and natural environment the Council has identified Option 2 as its preferred policy approach.

5.7.8 ISSUE 21: SPECIAL HOUSING NEED OPTIONS

i This issue was consulted upon as part of the Issues and Alternative Options Consultation in July 2010. Three broad options were identified as follows:

- Rely on statutory incremental increase in building regulations requirements for the provision of lifetime homes
- Set targets for lifetime homes provision
- set higher targets for lifetime homes on specific identified strategic / exemplar sites

Summary of Responses

ii In total 101 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 1: rely on building regulations (a total of 45 respondents favoured this approach). A further 28 respondents considered that option 2 (set targets) would be the most sensible policy for delivering homes which meet the needs of all sections of the community. A further 19 respondees considered that higher targets could be included on specific strategic or exemplar sites. It was considered by one respondent that within the special housing need issue greater attention should be provided to the issue of gypsies and travellers. However since the previous consultation was undertaken further guidance has been published by the government in respect of this type of accommodation need and a policy will be included within the Local Plan to ensure that where need is identified this will be met.

What May Happen if the Local Plan is Not Prepared

iii The Derby Housing Market Area Strategic Housing Market Assessment indicates that moving forward, the strongest population growth over the period to 2028 is expected to be of those aged over 60. This is expected to be strongest in South Derbyshire which is forecasted to see 38% growth in the number of people aged 60-74 in the period to 2028 and a 92% (a near doubling) of residents aged over 75.

iv Many older people will continue to live in properties they have lived in for many years; and wish to occupy larger properties than they might need to allow friends and relatives to come and stay. It will be important to consider how to best meet their changing housing needs through the Plan. This is likely to require provision of support in making alterations to properties.

v Substantial growth in the population at the higher end of the age spectrum can be expected to generate requirements for specialist housing. The analysis included in the SHMA suggests a 66% growth in the elderly population with dementia over the period to 2030 and a 55% increase

in those with mobility problems. The SHMA outlines the need for a strategic and coordinated policy as the most cost effective means of delivering and coordinating provision of housing and care.

Figure 5:15: Population Change 2011 to 2028 by Fifteen Year Age Bands

Age Group	Amber Valley		Derby City		South Derbyshire		Derby HMA	
	Change in Population	% change from 2011	Change in Population	% change from 2011	Change in Population	% change from 2011	Change in Population	% change from 2011
Under 15	1,013	5.1%	2,656	5.6%	3,665	21.1	7,333	8.6%
15-29	-1,045	-5.2%	2,465	4.5%	912	5.6%	2,332	2.6%
30-44	-489	-2.0%	5,164	10.1%	1,639	8.0%	6,313	6.6%
45-59	-1,118	-4.3%	877	2.0%	1,775	8.9%	1,534	1.7%
60-74	3,974	18.2%	8,540	27.1%	5,448	37.6%	17,961	26.5%
75+	8,242	79.4%	7,069	37.3%	5,990	92.0%	21,301	59.4%
Total	10,576	8.6%	26,771	10.8%	19,428	20.5%	56,774	12.2%

vi The SHMA also indicates that the adult population with a range of disabilities is expected to increase slightly (by around 11%-13%). This may however generate additional demand for specialist accommodation but many households again will want to remain independent and there is a need to ensure access to suitable and affordable housing for those with disabilities and deliver housing services as an integrated package of health and care.

vii However, the delivery of Lifetime Homes comes at a cost. According to government figures published in 2007 costs range from £545 to £1615 per dwelling, depending on:

- the experience of the home designer and builder;
- the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones);
- whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs)

viii In the absence of a plan being produced it is likely that new housing developments will continue to be aimed at the general market rather than specific sections of the population who are more likely to be vulnerable or have additional or complex housing needs, not least because of the additional costs to the developer (and the consumer). However, a policy to improve the adaptability of new homes (in order that it could meet the needs of the occupier, regardless of their age or health) could allow residents to remain living in their homes for longer and reduce the need to rehome residents as their needs change.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

ix The inclusion of a policy to inform housing adaptability could help ensure homes meet local community need and could contribute towards the wellbeing of residents it could also affect building and site design or the density of new development, which could increase greenfield land losses it could also increase the cost and potentially affect the viability and supply of new homes.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

x The overall impact of housing delivery has been considered in issues 1 and 3. No additional impacts are expected as a result of the inclusion of a policy to direct elements of housing design related to lifetime homes or a similar standard. The inclusion of such a policy in the Local Plan would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.

xi The local plan will bring forward the delivery 12,618 homes between 2011-28. By the end of the Plan period homes built since 2011 will account for around a quarter of all housing stock and could improve the mix and suitability of housing to meet the needs of an ageing population. However, whilst this policy will not be responsible directly for bringing homes forward (but rather influencing some elements of detailed design on site), it could have effects in respect of the wellbeing of local residents. In addition the additional and more stringent requirements included in lifetime homes or similar standard could have impacts in respect of design (for example by increasing storage areas and ensuring adequate lighting provision in new development). However a lifetime homes policy could lead to a slight reduction in the density of new development which could lead to a slight increase in overall greenfield land losses.

Summary of Broad Options Appraisal

Special Areas of Housing Need	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Using Building Regulations	--	?	?	?	--	?	✓	--	--	--	--	?	?	--	--	--	--	--	--	--	--
Option 2: Set Targets	--	✓✓	✓✓	✓	--	✓	✗	--	--	--	--	✓	✓	--	--	--	--	--	--	--	--
Option 3: Higher Targets on specific Sites	--	✓✓	✓✓	✓	--	✓	✗	--	--	--	--	✓	✓	--	--	--	--	--	--	--	--

xii Having reviewed the broad options identified it is clear that the impacts relate mainly to social impact or urban character. Nonetheless, the appraisal indicates that option 1 would be more likely to have uncertain effects, this is as a result of relying on changes to building regulations to improve housing design, and whilst elements of lifetime homes are expected to be included in part M of the building regulations it is currently

unclear to what extent, and when any such changes could improve the adaptability of homes to residents changing needs. In contrast options 2 and 3 would have more notable impacts especially in respect of delivering homes that meet local needs and improving health and wellbeing. Less significant positive effects would arise in respect of promoting community safety, promoting social inclusion, improving the quality of the built environment and minimising waste.

Identification of the Preferred Affordable Housing Option

xiii **Option 1, (Using Building Regulations is the Council's preferred option.** It is considered that the two approaches for requiring onsite targets to be included in respect of lifetime homes (or a similar standard) would perform similarly and would provide greater certainty than option 1 by delivering a range of potential benifical effects. However, subsequent to undertaking this sustainability appraisal work the Government has undertaken a housing standards review and does not facilitate the adoption of local design standards through the planning process. As such whilst at the time of appraisal options 2 and 3 represented realistic options and were being considered by the Authority as a mechanism to improve local housing standards, these options are no loner realistic.

5.7.9 ISSUE 22 TOWN CENTRES AND RETAILING OPTIONS

i This issue was consulted upon as part of the Issues and Alternative Options Consultation in July 2010. Two broad options were identified as follows:

1. Priority to A1 Uses (Business as Usual): Afford the highest priority to A1 usage in the primary shopping frontages
2. Mixed Use Approach: Allow for a wider mix of town centre uses in the primary shopping areas.

Summary of Responses

ii In total 81 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2: (a mixed use approach to town centres was supported by 49 people). A further 25 respondents considered that option 1 (priority to A1 uses) would be the most appropriate policy to control uses in town centres. English Heritage considered that slightly different approaches may be needed for some settlements due to the historic nature of some village centres in South Derbyshire. However, the Authority considers that the strategic options outlined could be appropriate across all locations subject to the inclusion of design and heritage policies in the Local Plan to ensure the character of villages is not eroded as a result of the Council's identified options to control town and village centre uses. A further representation received from DPP also indicated that they considered that further broad strategic options in respect of retail existed. However this submission failed to identify what these broad strategic options could be. In light of this, the Council is satisfied that no further broad options need testing through the SA. However, further retail policies are likely to be pursued in a later development plan documents; Part 2 Local Plan. This could include policies to protect existing village shops and public houses, together with policies to promote new retail facilities or local centres in appropriate locations.

What May Happen if the Local Plan is Not Prepared

iii The Council monitors vacancy rates within the District' main town centre (Swadlincote) on an annual basis. Current vacancy rates in the town are around 13%. This remains significantly below national averages for retail vacancy rates which were recorded at 14.2% in February 2013. In the absence of the preparation of a Part 1 Local Plan it will be more difficult to control the mix of uses in Swadlincote town

centre or other village centres and meet the requirements of the National Planning Policy Framework (NPPF) which requires that "Planning Authorities promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres".

The Environmental Characteristics of the District Likely to be affected by the Local Plan

iv In Planning for town centres and retail mix the Plan could have an impact in respect of fear of crime (by improving night time use of local centres or changes in antisocial behaviour); social inclusion (by improving access to nearby shops and services); strengthening the local economy and maintaining the viability and vitality of local centres. In addition the Plan could also influence local townscape quality and character including in areas of heritage importance.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

v The inclusion of a town centre and retail mix policy in the Part 1 Local Plan would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive. The inclusion of a retail policy in the Local Plan is unlikely to have any significant impacts on the environment, although a policy could make a limited contribution towards protecting areas which may be of heritage or townscape value in town or village centre locations. In addition the retail options identified would provide significant control over future uses in local centres and could help ensure that the Plan can make a positive contribution to the health of the local economy and the vitality and viability of the District's local centres.

Summary of Broad Options Appraisal

Town Centres and Retail	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Priority to A1 uses	--	--	--	?	--	?	--	--	?	?	?	--	--	--	--	--	--	--	?	?	?
Mixed Use Approach	--	--	--	✓	--	?	--	--	✓	✓	?	--	--	--	--	--	--	--	?	?	?

vi Having reviewed the two broad options it is clear that neither will have any notable impacts on the local environment. However, it was considered that option 2 (mixed use) could have more beneficial effects on the economy especially in the short term by allowing greater flexibility to reduce vacancies and improve shops and other services in Swadlincote and the District's village centres. In addition it was also considered that overall mixed uses in Swadlincote town centre in particular could increase visitors to the town at night which could in turn increase natural surveillance, although it is noted that the over provision of some leisure uses could lead to increased incidence of antisocial behaviour.

Identification of the Preferred Affordable Town Centre and Retail Option

vii **Option 2, (mixed use approach) is the Council's preferred option.** It is considered that this approach best fits guidance published in the National Planning Policy Framework published in 2012 which states local planning authorities should plan positively for [the future of town centres] to encourage economic activity. This option also performs marginally better against the SA framework. In addition, given the relatively high levels of vacancy and the increasing pressure on town centres nationwide due to structural changes to the retail sector (for example as a result to the increasing prominence of online retail) a flexible approach to town and village centres is likely to provide the best approach to managing change within Swadlincote Town centre and the District's main village centres. Nonetheless, given that the appraisal process raised concerns about the long term health of town and village centres where too many shops (A1 uses) were lost, the Authority will continue to control losses through the inclusion of a policy to require any losses of A1 use which would require planning permission to be supported by appropriate marketing evidence.

5.7.10 ISSUE 23: INFRASTRUCTURE OPTIONS

i In total four broad Infrastructure options have been identified by the Council as part of the Issues and Alternative Options Consultation in July 2010.

1. Widen the types of development from which developer contributions will be sought
2. Funding new infrastructure through the negotiation of developer contributions through S106 (this is the business as usual approach)
3. Introduce a community Infrastructure Levy (CIL)
4. Combine a community infrastructure levy with negotiation of Section 106.

Summary of Responses

ii In respect of widening the types of development from which developer contributions will be sought, this issue was considered by a total of 79 respondees. Of these 47 considered that it would be appropriate to seek contributions from a wider mix of new developments. Seven did not support this approach. Four respondees had no view, whilst 6 responses indicated the need to fully meet the requirements of the Community Infrastructure Levy Regulations which came into force on the 6th April 2010. In addition to the general approach highlighted as option 1, the

Council also consulted on three collection approaches for securing developer contributions. This part of the consultation attracted 97 responses. Of these 36 supported the continued use of S106 to secure planning gain. 24 considered that CIL was the most appropriate collection method whilst 30 respondees indicated that a combination of S106 and CIL would be the most appropriate mechanism to secure planning gain. A number of respondees had no opinion; stated that collection methods would need to be in line with national requirements or made other comments. Having reviewed these other comments the Council is satisfied that none of these raise an alternative collection method which needs to be subject to appraisal.

What May Happen if the Local Plan is Not Prepared

iii Presently infrastructure is a significant constraint to development in South Derbyshire. Key infrastructure issues relate to lack of road capacity on the edge of Derby City, and around a number of local routes elsewhere in the District; a lack of primary school provision in Swadlincote, Hilton and on the edge of Derby City and secondary schools provision in the northern parishes and on the edge of Derby City. Other issues include a lack of waste water treatment capacity and sewerage capacity in some parts of the District including around Swadlincote, Findern and Ticknall (waste water treatment) and the southern edge of Derby City (sewerage network). There is a lack of adequate medical care provision and sports and leisure facilities in a number of settlements.

iv Whilst some of the infrastructure which will be required to support growth cannot be funded through the planning system (for example Severn Trent Water cannot accept developer contributions via the planning system[12]), many of the infrastructure deficiencies identified to accommodate growth will need to be fully funded by new development. This is particularly challenging as the costs of some of the infrastructure necessary to service future growth could be significant and could be well beyond any contribution that could be generated by a single development. This is particularly the case for some road infrastructure and secondary school provision (where need is identified for a new school rather than an extension to an existing one). In light of this, in the absence of the production of the Local Plan infrastructure contributions could be curtailed and infrastructure necessary to support growth may not come forward in a comprehensive fashion. However, as the Authority has a general duty to ensure that it has a five year supply of developable housing land, clearly the lack of infrastructure may frustrate delivery but is unlikely to stop development. Therefore without a Plan, growth would have to be accommodated even if the infrastructure constraints cannot be fully addressed.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

v The inclusion of a policy to secure infrastructure provision (possibly supported by an Infrastructure Delivery Plan or IDP) could help ensure new development does not have unacceptable environmental impacts in respect of surface and foul water generation, climate change, landscape and biodiversity impacts. This could be ensured by the inclusion of requirements to fund necessary works or mitigation to ensure adequate

[12] Severn Trent Water has a general duty under section 94 of the Water Industry Act to effectually drain the area. It is the opinion of Severn Trent Water, following the Barratt Homes Ltd v Dwr Cymru Cyfyngedig (Welsh Water) [2009] UKSC 13 case ("Barratts case"), that the law has been clarified such that this general duty extends to sewerage systems as well as sewage treatment works. To this end if either a) additional capacity or b) improvement (commonly referred to as "quality obligation") is required at a WWTW these must be funded by Severn Trent Water.

water treatment on site, deliver open space which could contribute to urban cooling, protect the and manage existing wildlife areas on site and support delivery of new habitats including tree planting and other landscape mitigation.

vi In respect of social impacts, the inclusion of an appropriate local space and other social facilities such as schools, medical facilities and community buildings could improve wellbeing, and could contribute towards objectives to improve health and reduce inequalities. The delivery of infrastructure could also improve accessibility to local services, shops and employment and could help ensure that existing infrastructure has the capacity necessary to continue working effectively. In some locations new infrastructure could also help make communities safer or increase options for traveling by non-car means.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

vii Given that large scale development is not proposed in the southern villages it is unlikely that a policy would help safeguard the River Mease SAC, although clearly any infrastructure policy would cover any sites included in this area through the Part 2 Local Plan or which come forward as windfalls. In respect of the Water Framework Directive long-term growth could impact on the ability of water companies and other appropriate bodies to meet strict water quality targets. Rivers in the District failing to meet WFD targets include the Trent, Derwent, and Mease. Numerous smaller watercourses are also failing their WFD objectives. The District Council's Water Cycle Strategy indicates that most pollution is as a result of agricultural runoff in the catchment and treated effluent from wastewater treatment works serving existing and new development, although it is likely that urban diffuse water pollution will become a more significant component of water pollution later in the Plan period as these issues are addressed through water company investment programmes. The inclusion of an infrastructure policy and the development of an Infrastructure Delivery Plan would assist Severn Trent in making investment decisions to deliver improvements in water quality in a timely fashion, whilst SuDS and green infrastructure requirements could help reduce urban diffuse pollution throughout the District. Infrastructure delivery could also help to deliver improvements to public transport services and walking and cycling routes and could help mitigate the effects of population growth (and hence increasing transport demand) associated with growth. Infrastructure options would not have any implications for sites protected pursuant to the Birds Directive.

viii The provision of 12,618 homes and additional new employment land would also increase demand on schools and other education facilities, doctor's surgeries, community facilities, open space and leisure facilities. Clearly where the provision of facilities fails to keep up with demand this could affect access to services, and could have a material effect on SA objectives related to education, health and well-being, crime, and deprivation. However infrastructure provision, through the integration of green infrastructure within new development could also support objectives to improve wildlife and habitat provision on site, to reduce flood risk, to manage climate change effects, and potentially secure and improve access to cultural heritage assets. The provision of GI could also help reduce landscape effects associated with new development.

Summary of Broad Options Appraisal

Infrastructure	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Wider Developer Contributions	✓	?	✓	✓	✓	✓	✓	✓	X	X	?	✓	--	--	--	--	✓	?	?	?	?
Section 106	✓	✓✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	--	--	--	--	✓	?	✓	✓	✓
Introduce CIL	✓	--	✓	✓	✓✓	✓✓	✓✓	✓✓	?	?	?	✓	--	--	--	--	✓✓	✓	✓	✓	✓
CIL and S106	✓	✓✓	✓	✓	✓✓	✓✓	✓✓	✓✓	?	?	?	✓	--	--	--	--	✓✓	✓	✓	✓	✓

ix Having reviewed option 1, it is clear that seeking planning gain on a wider range of developments could have limited benefits in respect of social and some environmental objectives. However it could deter some forms of development such as employment or commercial development and as such could have a negative impact against economic based objectives.

x In respect of options 2-4 it is clear that a hybrid approach may provide the greatest potential to secure infrastructure necessary to support growth. This is because it could allow the pooling of contributions from many developments to deliver strategic infrastructure to support multiple sites, thus delivering the significant benefits in respect of objectives to improve educational achievement; promote social inclusion; improve accessibility; make best use of existing infrastructure and reduce and manage flood risk, whilst allowing the flexibility to meet local

site wide needs in respect of affordable housing, improving community safety and delivering improvements to local townscape and local centres. Using CIL to secure developer contributions, could, however have uncertain effects in respect of achieving sustainable levels of economic growth, diversifying and strengthening local economies and to enhancing local town and village centres.

Identification of the Preferred Infrastructure Option

xi **Options 1 and 4 (wider developer contributions) and a hybrid approach consisting of CIL and Section 106 to secure planning gain.** The Council recognises that there are circumstances when all development should contribute towards local infrastructure provision. An obvious example of this is the River Mease Developer Contribution (DCS). This levies a tariff on all new windfall developments which generates foul water flows within the catchment of the River Mease SAC, in order that monies raised can be used to ensure that increased waste water generated by development does not affect the integrity of the site. In the absence of the River Mease DCS it is likely that new development would have a significant impact on the River, in combination with other development, and any planning applications which increased foul water flows would be refused. This scheme would apply to all types of development including domestic dwellings, commercial properties, leisure development and community buildings and schools. It is clear, therefore, that there are circumstances where the Council must be able to secure developer contributions to allow new development (irrespective of its type or nature) to proceed.

xii In respect of the mechanisms to secure planning gain the Council considers that it is prudent to use a combination of CIL and S106. CIL is a levy that local authorities in England & Wales can choose to charge on new developments in their area to help fund infrastructure improvements. It was first introduced by the previous Government in 2010 but is now a significant element of the current Government's localism agenda. Money raised by CIL can be used to support new development by funding necessary infrastructure such as new road schemes, improvements to the capacity of local schools and open space and recreation provision. A "meaningful proportion" of CIL funds must be used for local priorities. The system is intended to be relatively simple and, provided it would not make the development financially unviable, it can be applied to most new building proposals. It will be for the Council to determine and publish how it intends to use CIL.

xiii The CIL Regulations mean that after April 2015, CIL will be the only effective means by which local planning authorities can secure pooled contributions from developments to address infrastructure needs. Those Regulations also limit the extent to which the Council can secure such contributions through planning obligations (Section 106 or 'S106 agreements'). It is worth noting, however, that the CIL process will be completely separate from the negotiation of planning obligations via S106 agreements. S106 agreements will still be needed to secure affordable housing and to deal with any on-site mitigation measures or deliver items of infrastructure where only a small number of contributions will be pooled. In light of this fact the Council considers it necessary to continue pooling contributions to deliver strategic infrastructure. The appropriate mechanism therefore to continuing pooling contributions and to meet site specific based needs is a combination of both CIL and S106.

5.7.11 24:GREEN BELT AND GREEN WEDGES

i In total two broad greenbelt and green wedge options have been identified by the Council following the Preferred Growth Strategy Consultation in October 2012. These are as follows:

1. Reduced Greenbelts - Delete greenbelt allocations and the principle of protecting land currently defined as greenbelt (including through safeguarding land for future development)
2. Retain Existing Greenbelts and Wedges (Business As Usual) Subject to minor boundary alterations to reflect current/ future development locations.

Summary of Responses

ii In total 157 responses were received concerning greenbelt and green wedges during the Preferred Options Consultation. However it is clear from the consultation there was significant confusion about the issue of safeguarding greenbelt land for future development. Many respondents seem to interpret the principal of safeguarding as meaning to protect greenbelt from development, although the issue considered in the Preferred Growth Strategy is whether the land should be safeguarded for the development of new homes or factories after 2028. In light of this confusion it is difficult to record with certainty the extent of support for using land around Thulston, which is located in the greenbelt, for future development. However this option was not well supported and broadly speaking was supported by around 25 respondees. In contrast in excess of 85 respondees considered that greenbelt and green wedges should be retained as such. Around 40 respondees made no comments and made other observations regarding the potential for other issues to arise as a result of development in the vicinity of the Nottingham- Derby Greenbelt. One respondent considered that greenbelts in South Derbyshire should be extended, for example by extending the Nottingham Derby Greenbelt to cover areas to the south and south west of Derby. However such an extension would not meet the five tests of greenbelt set out in the National Planning Policy Framework and is not supported by the greenbelt review undertaken to inform the preparation of the Local Plan. An option for extending the greenbelt is not therefore considered a reasonable alternative to the two options identified.

What May Happen if the Local Plan is Not Prepared

iii Currently there are two areas of Greenbelt in South Derbyshire. The largest forms part of the Nottingham - Derby Greenbelt and stretches from Chellaston in the west to Shardlow in the east. Broadly speaking it follows the alignment of the A50 with land to the north being designated as greenbelt. However there are some small areas of greenbelt located to the south of the A50 around Aston on Trent. The second smaller area of greenbelt in South Derbyshire, is the smallest in the UK and lies between Burton on Trent and Swadlincote and separates the Winshill and Stapenhill areas of Burton from Newhall and Stanton in Swadlincote. Together these two areas of greenbelt cover 2,386ha or around 8% of the District's land area. There are presently no green wedges in South Derbyshire, although there are six wedges in Derby City which abut the District boundary. Built development adjacent to Derby City in South Derbyshire could seek maintain the openness and link to the wider countryside of these wedges.

iv In the absence of the plan being prepared areas of greenbelt will continue to benefit from significant protection through the National Planning Policy Framework (NPPF).

The Environmental Characteristics of the District Likely to be affected by the Local Plan

v Large scale growth around Derby City or Swadlincote would be significantly influenced by the retention or removal of greenbelt. Greenbelts around settlements can push development to other locations (which may be disproportionately affected by growth due to the protections offered by green belt) and could lead to more significant cumulative impacts in respect of accessibility, impact on transport and other infrastructure, pollution, flood risk, biodiversity and pollution impacts. However such impact would be largely ameliorated in South Derbyshire due to the limited extent of greenbelts around Derby and between Burton and Swadlincote, and due to the availability of potential housing sites outside of the greenbelt in areas otherwise largely protected by greenbelt designation.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

vi The options to preserve or amend greenbelt boundaries would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.

Summary of Broad Options Appraisal.

Green Belt Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Reduced provision	--	--	--	--	--	X	X	✓✓	--	--	--	XX	--	--	✓	X	--	--	XX	✓	?
Retain Existing Provision	--	--	✓	--	--	✓	✓	XX	--	--	--	✓✓	--	--	X	✓	--	--	✓✓	?	?

vii A reduction in greenbelt could have a negative effect on objectives to promote social inclusion, improve accessibility, improve the quality of the existing built environment and protect and enhance architectural character. In contrast the retention of greenbelts and wedges could help to improve health and wellbeing by protecting public open spaces around new development, promote social inclusion and improved accessibility to green spaces within and around the city and by protecting the settlements and cultural heritage assets and their settings from large scale growth within the District and through reducing opportunities for greenfield development (and indirectly encouraging the reuse of previously developed sites in existing urban areas).

Identification of the Preferred Greenbelt and Green Wedge Option

viii **Option 2 is the Councils preferred option.** This option would see the continued protection of greenbelts in South Derbyshire subject to small scale alterations to reflect development on the ground. This option would also ensure that green wedges in the city are not closed off by new development and any open spaces provided in South Derbyshire reflect the location of green wedges in the City. The retention and protection of the greenbelt around Aston was supported by the majority of residents during the Preferred Growth Strategy. The Sustainability Appraisal indicates that Option 2 is likely to perform better than option one in sustainability terms although in the longer term it could lead more concentrated growth patterns than option 1 which may have negative effects in respect pollution and infrastructure. The benefits of retaining the green belt are also outlined in Technical Assessment of the Derby Principal Urban Area Green Belt which states “Greenbelt does play some part in protecting the heritage environment of [South Derbyshire], which includes the Trent and Mersey Canal, conservation areas in Shardlow and Aston-on-Trent and Elvaston Castle and the adjacent park and gardens from inappropriate development. There are areas of open countryside in this location, for which the greenbelt also provides important protection from inappropriate development. As with all other areas of Greenbelt on the periphery of Derby, this broad area assists in directing development to more sustainable regeneration and brownfield sites within the City”. This technical assessment also supports the principle of maintaining greenbelt within South Derbyshire although notes that the development of new roads around Aston and Thulston could provide opportunity to redrawing the specific boundary in this area.

SECTION 6: PREFERRED OPTIONS APPRAISAL

The parts of the SEA Directive Requirements considered in the section:

The need for the Environmental (Sustainability) Report to provide information on:

The environmental characteristics of the area likley to be significantly affected
Any existing environmental problems which are relevant to the Plan or Programme including, in particular relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409EEC and 92/43/EEC
The likely significant effects on the environment including issues such as biodiversity, population, human health, fauna, flora, soil, water air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan
A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) in compiling the required information

6.1 REVIEWING THE POTENTIAL IMPACTS OF THE PREFERRED SPATIAL OPTIONS

6.1.1 Following the review and broad strategic options identified through consultation the Council has sought to consider the likely performance of the preferred options. In effect the purpose of this stage of work is to predict and evaluate the environmental, social and economic effects of the preferred options, which together will comprise the Local Plan.

6.1.2 The appraisal will seek to document the likely changes that will occur at a result of implementing the Plan, describing these changes in terms of magnitude, geographical scale, the time period over which they will occur, whether they are permanent or temporary, positive or negative, probable or improbable frequent or rare, and whether they are secondary, cumulative or synergistic.

6.1.3 Where possible changes are expressed in quantitative terms, although often detailed quantitative predictions are not possible. This is because the impacts of the preferred options is often uncertain and could still be affected by the detailed, design, location, phasing and implementation of development sites or the specific policy wording included in the plan to guide the delivery of development. Where effects cannot be easily quantified broad brush and qualitative predictions on the effects of the Plan are documented. Where such predictions are made they are supported by evidence such as baseline studies, research and modelling.

Figure 6.1: Approach to appraising Preferred Options

Nature of Impacts
Including magnitude, geographical scale, time period over which they will occur. Whether permanent or temporary, probable or improbable, frequent or rare, secondary cumulative or synergistic

Sustainability Appraisal Objectives

Preferred Option Appraisal

Employment Growth Option in the Derby Housing Market Area (HMA)
- Below Trend Growth.

Sustainability Objective	Impacts	Likely Impacts of Preferred Options
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Short Term Negative Biodiversity Impact Medium to Long Term Positive Biodiversity Impact Permanent/ irreversible Negative geodiversity Impact	Impacts are uncertain as the degree and direction of impact is most likely to be related to the ecological and geodiversity value of the sites selected and how new sites are designed and constructed. Based on the identified employment land requirements most commercial development to be identified in the Plan will be located on greenfield sites although most of these sites are already commitments and as such are likely to come forward even in the absence of the Local Plan being prepared. However where sites at Dove Valley Park and Global Technology Cluster come forward these could lead to the loss of in excess of 40ha of employment land. Based on information available for these sites there will no impact on statutory wildlife sites (SSSIs and the River Mease SAC or non statutory sites (County wildlife sites. Development south of Sinfin for the GTC could however impact on the Sinfin Moor regionally important geological site. Due to the scale of growth proposed should development come forward on these two sites **short term impacts from proposed growth would be negative and of moderate significance** arising from the loss of predominantly agricultural land and impact on protected species. The GTC site could also impact on the Sinfin Moor Rigs and effects on this site could be **permanent** and **irreversible**. However in respect of biodiversity **temporary impacts from construction could be offset in the longer term by new habitat creation, which could deliver biodiversity gain. Impacts could therefore be positive in the longer term.** The requirement for biodiversity gain where possible is a goal of the National Planning Policy Framework (NPPF para 109) and given the likely characteristics of existing sites **mitigation should be easily deliverable** through the appropriate design of new employment sites. Further development may offer opportunity to address biodiversity targets included in the National Forest Strategy and local Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure Provision, although all options identified could offer such potential biodiversity gain albeit to varying degrees.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Overall Effect	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. **No impacts identified.**
to improve the health and well-being of the population	Minor Positive Impact	The provision of new employment opportunities could make a limited contribution towards the wellbeing of some local residents by expanding employment opportunities locally and potentially making a greater range of jobs accessible. New development could also offer opportunities to bring forward new informal open space such as strategic planting, public rights of way and cycle routes to support proposed development. Impacts are likely to **positive** although would be relatively **minor** given the scale of growth proposed.
to improve community safety and reduce crime and fear of crime	Uncertain	New strategic employment land provision, even at lower than historic land provision could help deliver developer contributions for safety improvements to road infrastructure and support the delivery of new off road walking and cycling routes proposed in the County Council Greenways Strategy. However proposed growth levels could have a broader detrimental impact on infrastructure and could lead to an increase in traffic movements on the local road network (which in any case would continue to increase even without new development) The direction and scale of impact is likely to be significantly affected by how developments are built out and where they are located. Impacts are **uncertain**.
to improve educational achievement and improve the District's skills base	Minor Positive Impact	The provision of new employment opportunities even at reduce rates is likely to bring more employers into the District who in many cases are likely to offer new and existing staff training to enable them to work effectively. As such the provision of new employment land even at a reduce level would have a **minor positive** and **long-term** impact on local skills levels by contributing to the upskilling of the local workforce

Commentary, potential for mitigation and residual effects

6.2 ISSUE 1: PREFERRED HOUSING GROWTH OPTION IN THE DERBY HOUSING MARKET AREA (HMA) PREFERRED OPTION

Table 6.1: Growth Option 4: (742dpa)		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Option**
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Short Term (Temporary) Negative Impact Medium to Long Term Minor to Moderate Positive Impact	There is some uncertainty inherent in identification of impacts as the magnitude and direction of impact is most likely to be related to the ecological and geodiversity value of the sites selected and how new sites are designed and constructed. Based on the identified housing requirement and having regard to the location of stes included within the Strategic Housing Land Availability Assessment it is likely that most residential development to be identified in the Plan will be located on greenfield sites close to existing settlements. However a review of broad strategic development locations for the Derby Urban Area, Swadlincote Area and Key Villages (see Issues 5, 8 and 9) indicate that there is potential for impacts on protected species across all sites as well as impacts on non-statutory regionally important geological sites on some sites on the southern edge of Derby. No SHLAA sites have been identified that could affect biodiversity sites afforded statutory protection, although some sites could affect local wildlife sites. Due to the scale of growth proposed within South Derbyshire (12,618 homes to 2028) **short term impacts from proposed growth are likley to be negative and of minor to moderate significance** arising from the loss of predominantly agricultural land and impact on protected species. Impacts could be substantially reduced during construction through the use of considerate construction practices. However **temporary** impacts from construction could be offset in the **longer term** by new habitat creation, which could deliver biodiversity gain. **Impacts** could therefore be **positive** in the **longer term.** The requirement for biodiversity gain where possible is a goal of the National Planning Policy Framework (NPPF para 109) and given the likely characteristics of many of the sites (i.e. greenfield, agricultural sites) should be achievable. Further development may offer opportunity to address biodiversity targets included in local Biodiversity Action Plans, as well as an opportunity to connect up and expand existing Green Infrastructure provision.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Short to Long Term Major Positive Impact	The delivery of 742 homes per annum in South Derbyshire, would fully meet the identified need of the District and contribute towards meeting the city's unmet need. A delivery rate below this level would make it more difficult for residents to access local housing, as it would fail to deal with both the existing backlog of need and requirements which will continue to come forward to 2028. The delivery of 742 homes per annum would represent a significant uplift in housing delivery and could offer opportunity to deliver market and affordable housing in a range of locations. Impacts would be **positive** of **major** significance.
to improve the health and well-being of the population	Moderate Short to Medium Term Positive Impact Long Term Major Positive Impact	The provision of new housing based on assessed need set out in the updated SHMA Chapter 9 would lead to increased affordable and low cost housing provision as a result of an increase in the delivery of market housing. Based on a suggested average of 25% from the SHMA update the delivery of affordable homes will eradicate the waiting list for actual affordable housing need by the end of the Plan period under this option. Impacts would therefore be **positive** and of **major** significance by the end of the plan period. New development could also provide potential to deliver new healthcare facilities (or contributions to extend existing facilities) as well as new open space and the provision of formal and informal leisure opportunities in nearby urban locations.
to improve community safety and	Uncertain	Housing delivery at this level could generate funding for safety improvements to road infrastructure and support the delivery of new off road walking and cycling routes proposed in the County Council Greenways Strategy. It could also provide funds

reduce crime and fear of crime		to deliver regeneration or tackle antisocial behaviour or crime locally (including within the city). However proposed growth levels could have a broader detrimental impact on the local road network. Impacts are **uncertain**.
to improve educational achievement and improve the District's skills base	Uncertain	The lack of schools provision to accommodate this level of housing provision is an identified issue over the Plan period. Based on growth levels proposed in the DUA it is likely that in excess of 2,700[13] secondary age pupils and 3,100 primary age pupils will need to be accommodated in new or existing schools to 2028. Impacts are likely to be dependent on the scale of new development, its location, phasing and impact in combination with other development including that within Derby City, especially in respect of secondary school age pupils. It is currently unclear where any new secondary school would be located and the Authority is continuing to work with relevant Local Education Authorities and individual schools to identify appropriate solutions capable of meeting the likely need for new school places as a result of the housing growth in the Council's preferred Option. Impacts are **uncertain**[14]
to promote social inclusion and reduce inequalities associated with deprivation across the District	Short to Long Term Positive Impact	The provision of new housing based on assessed need would lead to increased affordable and low cost housing provision as a result of an increase in the delivery of market housing. Impacts would therefore be **positive** and of potentially **moderate** significance over the whole plan period, although in the **short term** positive effects would be reduced as the affordable housing backlog would not be fully dealt with until the end of the Plan period. Housing policies (to deliver housing based on objectively assessed need) could work in combination with employment based policies and infrastructure provision to further promote social inclusion and reduce deprivation.
Material Assets		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Uncertain	Growth levels based at 742dpa and based on an objective assessment of need could generate developer contributions to improve access to jobs services and facilities through the support of public transport provision, the creation of new walking and cycling routes and improvements to road infrastructure close to existing communities. However the direction and significance of impacts is likely to be determined by the location and phasing of new housing and employment development, any new infrastructure provided and the capacity of the surrounding road network and public transport network. However, given existing issues on the southern edge of Derby City, Swadlincote and some key service villages, and the continuing trend for greater car use by existing residents it may not be possible to fully mitigate the impacts of new development on the existing transportation network including road network. As such the provision of new homes at this level could have an **uncertain** impact in respect of the accessibility.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	Housing delivery based on objectively assessed need will lead to a significant increase in the number of homes required over the Plan period. The scale of growth is likely to require significant new infrastructure provision to deal with increased pressure on the highways network, water supply and waste water infrastructure, electricity supply, education and other social infrastructure such as doctors' surgeries and open space. However the location of development, the capacity of existing infrastructure to accommodate growth and the detailed design of development will all effect the impacts growth will have on existing infrastructure. Coupled with this investment in infrastructure by national or local government, and the utility companies already planned and committed or planned towards the latter stages of the Plan period would all affect the performance of the Plan. The Infrastructure Delivery Plan will set out the Infrastructure that is required and also how they are going to be funded. Overall impacts are **uncertain**.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Moderate Positive Impact	The development of 742 homes per annum could help support economic growth directly (construction and related jobs) and indirectly (providing labour for new businesses) in the district. This level of growth could add £75m to the district economy each year and would add 900-1200 working age people to the local labour market each year. Growth at the levels identified in the Plan will balance the delivery of additional employment land provision within the District. As such this option will have a **moderate positive** impact as it will continue to support the continued economic growth of the District and will provide certainty over the whole of the Plan period to new and expanding businesses of the likely scale of growth in the local labour market. In combination with policies to ensure the delivery of addition employment land it is likely that housing growth at higher than historic levels could have a **major positive** impact against this objective.

[13] Based on Local Education Authority formulas for school place need generated by new housing development
[14] This will need updating to reflect on-going discussions with the Local Education Authorities and local schools.

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Moderate Positive Impact	The increase in housing as a result of the Council's preferred option would ensure the delivery of a minimum of 12,618 homes over the Plan period. As previously noted this would create a need for around 279ha of additional employment land over the plan period across the HMA in order to accommodate an additional 21,000 full time equivalent workers. 53ha of employment land would be required over the plan period outside of the DUA to meet South Derbyshire's employment needs. In addition it is likely that population growth would support existing retailers and service providers within Derby City, Swadlincote and key villages. This option is likley to have a **moderate positive** impact against this objective.
to enhance the vitality and viability of existing town and village centres	Moderate Positive Impact	The growth in new homes proposed by this option over the plan period would indirectly support the long-term growth and health of Swadlincote which has a current retail vacancy rate of 13%. It is also likely to support some growth (to be defined) in other key villages. Growth on the edge of Derby could support district centres within the city including Mickleover, Littleover, Sinfin and Chellaston. In particular growth around Sinfin could support Sinfin District Centre which is recorded as having a vacancy rate of around 20%. Development is likely to have a **moderate positive** impact against this SA objective. Impacts are likely to be indirect and delivered as a result of growing the local population. However where specific measures are included within the Part 1 Local Plan or subsequent Part 2 Local Plan (for example policies to reduce voids, encourage new shops or to include townscape improvements as set out in the Swadlincote Town Centre Vision and Strategy) **positive** impacts could be **enhanced.**
to improve the quality of new development and the existing built environment	Major Positive Impact	The provision of 12,618 homes in the plan period would see new housing account for around a quarter of all homes in South Derbyshire by the end of the plan period. In addition the scale of growth proposed would allow for the regeneration of derelict sites across the HMA. Given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new homes (and this will be secured through the inclusion of a design excellence policy in the Plan) it is expected that the preferred option for housing growth would contribute significantly towards the delivery of this objective. Impacts are **positive** and likely to be of **major** significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Moderate Negative Impact	Housing growth to meet objectively assessed need will lead to the generation of additional waste during the construction and use of new homes. Impacts could be partially offset by increases in reuse of waste materials on site where opportunities arise (for example reusing rubble as engineering fill etc. as construction and demolition waste accounts for around half of all waste in Derbyshire). Further, the provision of appropriate waste and recycling storage (including in new homes could also ensure that long term trends for reducing municipal waste are supported. The provision of new homes at the rate set out in the Plan would have a more significant impact compared to historic (business as usual) rates. Overall growth at this level could have a **moderate negative** impact against objectives to minimise waste and **uncertain** impact on objectives to increase recycling
to promote sustainable forms of construction and sustainable use of natural resources	Negative Impact of uncertain magnitude	The promotion of sustainable construction and use of resources will be driven by national policy and building regulation changes and to a limited extent by topic based policies included in the local plan[15] to deliver design excellence. However irrespective of housing numbers, national policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However, the significant increase in housing delivery will increase resource use overall. Although the extent of any additional resource use is **uncertain** impacts are likely to be **negative.**
to reduce water, light, air and noise pollution	Moderate Negative Impact	Housing growth outlined within the Councils Preferred Option would most likely exacerbate water, light, noise and air pollution. Increased development is likely to have a negative impact on levels of noise and light pollution complaints received by the Council although the exact level or nature of such impacts will be at least partially dependent on the scale, nature and location of schemes. Impacts are likely to be **negative** and of **moderate** magnitude. Although impacts could be largely mitigated by the inclusion of appropriate topic based policies in the Plan including: - SUDS provision to ensure water is 'treated' prior to entering surface or ground waters - A sequential approach to development locating development outside of sensitive locations such as air quality management areas or outside of watercourses where unacceptable levels of pollution are identified (the River Mease SAC)

[15] Subject to the outcome of the Housing Standards Review published by DCLG in August 2013.

		- Locating new housing development away from uneighbourly uses Subject to appropriate mitigation residual impacts from proposed growth are likely to be of **minor** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate to Major Negative Impact	Growth levels based on this option would lead to the loss of notable areas of additional greenfield land amounting to in excess 300 hectares over the Plan Period (based on the assumed density of 30 dwellings per hectare and discounting any losses that have already occurred on sites with planning permission). Losses would be of **moderate to major** significance. Targeting growth toward previously developed sites could help ensure that greenfield losses are minimised although given the lack of brownfield strategic sites capable of accommodating housing growth such a policy will make an important but limited contribution towards reducing greenfield losses. Residual impacts are likely to remain **negative** and of **moderate** to **major** significance.
to reduce and manage flood risk and surface water run-off	Minor negative Impact	There is sufficient land supply within the District to allow housing sites to be located outside of areas of current or future flood risk. Exceptionally, sites could be located in areas at flood risk that have adequate flood defences or flood risks can be appropriately mitigated and where development could generate other benefits that outweigh flood risk. Impacts are likley to be **negative** and of **minor** significance. Increasingly flood risk is often associated with surface water management rather than river flooding. The inclusion of an appropriate policy to deliver SuDS and manage flood risk will help ensure that **no negative** effects will arise as a result of proposed development through the Plan. In addition such a policy could also reduce flood risk elsewhere where new windfall developments come forward. The inclusion of an appropriate flood risk policy could ensure that **no residual effects** remain, and could in some circumstances deliver **minor positive effects.**
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor to moderate Negative Impact	An increase in new homes in the district by over a third will inevitably lead to an increase in the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes. New housing could also provide opportunities to improve green infrastructure, help manage flood risk and reduce surface water runoff. Overall the scale of impacts of new home building is considered **negative and** of **minor** to **moderate** significance (as whilst the increase in new homes is significant in local terms clearly it is not significant given the global nature of climate change impacts). Plan effects could be partially mitigated by: - Adopting a sequential approach to locating new homes (i.e. promoting development sites in areas close to existing services and well served by public transport ahead of sites in less sustainable locations'). - Promoting sustainable travel choice and alternative travel options - Ensuring homes are designed to be energy efficient and make best use of resource - Reduce flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout. - Ensure the provision of appropriate open space and green infrastructure Following mitigation residual impacts are likely to be **negative** and of **minor** significance.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	The development of new homes at the scale proposed could have a negative effect on the cultural, architectural or archaeological resources of the district. However the potential for impacts will be largely determined by the detailed design and siting of development rather than the quantity proposed. Impacts are therefore **uncertain**. Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of large scale development and growth on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The development of new homes could have a detrimental impact in respect of cultural heritage. However it could also provide opportunity to safeguard and improve access to assets. Impacts are likely to be determined by the exact locations of development and the way in which sites are built out. The inclusion of an appropriate heritage policy could provide for the protection of sites and could also support the integration of cultural heritage assets into housing development and improve public access to features.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor to Major Negative short term Landscape impact Minor to Moderate Long term landscape impact Uncertain Townscape Impact.	New housing development on the scale proposed within the Plan would give rise to **negative** impacts on landscape and townscape in some areas by virtue of the scale of the development and the inevitable requirement for new development on greenfield sites. However impacts are likely to be most significant during the construction and early occupation of sites when appropriate mitigation (mounding, strategic tree planting, habitat creation etc.) has not been fully delivered or had opportunity to mature. Where such measures are secured it is likely that effect would lessen over time. Initially it is likely that impacts will be **negative** and of various significance (depending on local landscape sensitivity). However, in the longer term habitat retention and creation and site completion could reduce the likely impact of development and in many cases could reduce effects. In respect of townscape most new housing development is likely to be as greenfield urban extensions. However townscape improvements could be secured through the reuse of a number of previously developed sites in the District. Where opportunities arise benefits could be significant although it is unclear whether existing previously developed sites will be suitable for housing developments. Impacts are **uncertain.**

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team at South Derbyshire District Council. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad qualitative predictions supported by relevant studies and evidence. Key data which informed the assessment included the Council's Annual Monitoring Report, the Strategic Housing Land Availability Assessment (SHLAA), census data, mid-year population estimates, the HMA wide Housing Requirement Study (as updated), the councils GIS constraints mapping, landscape sensitivity data and historic consultation responses in respect of the identified options on on-going consultation with infrastructure providers and other governance agencies and utility companies.

ii The key technical difficulty encountered in undertaking the appraisal of housing number options related to the lack of detail about the location of potential sites. This is because it is considered that whilst the scale of new housing proposed could in some circumstances have a clear impact against some SA objectives, in some cases impacts would be more dependent on locational choices. For example where new homes are located, their proximity to sensitive locations and their detailed design. Such uncertainties have been identified in the above tables where they occur. Another technical difficulty related to a lack of full understanding of potential effects of growth on some types of infrastructure. For example the effects of development (at any scale) on local education and transport infrastructure are not fully identified. Work to identify the likely effects of growth on such infrastructure is on-going but again effects are as likely to come as much from the location and phasing of development as well as the overall quantity of growth. Further evidence is therefore being collected to help inform the likely effects of this scale of growth and the Authority is working with relevant Authorities to identify the infrastructure required to support growth in South Derbyshire.

iii The final difficulty encountered relates to the evidence which underpins the various housing options identified. Depending on the methodology used to calculate housing need, identified requirements could vary significantly. The Council has sought to address this issue through

identifying and appraising a range of options and commissioning consultant expert demographers to outline the most appropriate housing requirement to meet HMA wide need which is based on the most up to date data available.

Potential Mitigation Measures Identified During the Review

iv Mitigation measures could include:

- Locating new strategic housing developments away from sites of Special Scientific Interest (SSSIs) and the River Mease Special Area of Conservation (SAC)
- Further investigation, through the planning process or this appraisal, on the characteristics of potential housing sites to inform the design and layout of sites identified for growth
- The use of design briefs or the inclusion of thematic policies in the Local Plan to increase quality of SuDS and to minimise noise and light pollution from new development.
- The inclusion of a Local Plan Policy that requires that new developments are bought forward alongside green infrastructure and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints and how these can be remedied and where appropriate setting out specific infrastructure requirements associated with development sites or broad areas
- The inclusion of an infrastructure delivery policy and specific community infrastructure requirements to ensure that growth is compelled to deliver necessary infrastructure in a timely fashion.
- The appropriate phasing of housing sites to help reduce potential impacts on existing infrastructure and facilities.
- Inclusion of a design policy in the Plan which supports the provision of space for refuse storage, compost bins and community bring sites could help increase recycling and reduce the amount of waste sent to landfill.
- Detailed policy wording or inclusion of a thematic policy to ensure efficient use of land in urban and rural locations and to prioritise brownfield land ahead of greenfield sites could ensure losses of previously undeveloped land are minimised.
- Continued assessment of plan impacts on cultural heritage assets could ensure preferred developments sites are identified that have the least impact on areas of archaeological, architectural and cultural significance. The inclusion of a specific policy safeguarding heritage and cultural heritage assets and where appropriate making assets publicly accessible could be included as a thematic policy in the Plan.
- Steering new development away from areas of sensitive or vulnerable landscapes or townscape character through continuing assessment of site performance through the plan and including appropriate policies to reduce the landscape effects of new development.

6.3: ISSUE 2: EMPLOYMENT GROWTH OPTION IN THE DERBY HOUSING MARKET AREA (HMA) PREFERRED OPTION

Table 6.2: Below Trend (employment) Growth.		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Options**
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Short Term Minor or moderate Negative Impact Short to Medium Long Term Positive Biodiversity Impact	Impacts are uncertain as the degree and direction of impact is most likely to be related to the ecological and geodiversity value of the sites selected and how new sites are designed and constructed. Based on the limited number of employment sites identified through the Council's Strategic Employment Land Availability Assessment sites could be located on a mix of greenfield and/or previously developed land. However, a number of sites included in the SELAA are existing employment sites with remaining capacity as such the continued use of these site for employment is likely to have only very limited impacts. Elsewhere, new employment land could have a **negative** impact of **minor** or **moderate** significance. No sites included in the SELAA would affect a statutory wildlife designation such as a SSSIs or SACs. **Temporary** impacts from construction could be offset in the longer term by new largescale habitat creation, which could deliver biodiversity gain**.** Impacts could therefore be **positive** in the longer term**.** The requirement for the delivery of biodiversity gain is a goal of the National Planning Policy Framework (NPPF para 109) and given the likely characteristics of existing sites **mitigation** should be deliverable through the appropriate design of new employment sites. Further development on existing or proposed employment sites may offer opportunity to address biodiversity targets included in the National Forest Strategy and local Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure provision.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Overall Effect	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. **No impacts** identified.
to improve the health and well-being of the population	Minor Positive Impact	The provision of new employment opportunities could make a limited contribution towards the wellbeing of residents within South Derbyshire and potentially Derby City by expanding employment opportunities locally and making a greater range of jobs accessible. However, evidence for this is anecdotal only. New development could also offer opportunities to bring forward new informal open space such as strategic planting, public rights of way and cycle routes to support proposed development. Impacts are likely **positive** and of **minor** significance.
to improve community safety and reduce crime and fear of crime	Uncertain	New strategic employment land provision, could help deliver developer contributions for improvements to road infrastructure and support the delivery of new off road walking and cycling routes proposed in the County Council Greenways Strategy. However proposed growth levels could have a broader detrimental impact on infrastructure where it overwhelms existing capacity. The direction and scale of impact is likely to be significantly affected by how developments are built out and where they are located and whether they contribute towards tackling crime and antisocial behaviour or safety issues. Impacts are **uncertain**.

to improve educational achievement and improve the District's skills base	Indirect Minor Positive Impact	The provision of new employment land (even at rates below historic delivery rates) is likely to bring more employers into the HMA and District who in many cases are likely to offer new and existing staff training to enable them to work effectively in their role. The provision of new employment land could therefore **indirectly** support objectives to improve skills in the local workforce and could have a **minor positive** (albeit uncertain) effect against this objective.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor or Moderate Positive Impact	The provision of below trend levels of employment land could reduce the rate at which new jobs are created in the District at least in traditional 'B' Class uses compared to historic trends. However any level of growth would increase the overall number of job opportunities in the District and at rates that would fully meet employment land requirements identified in the Employment land review. Impacts are **positive** and of **minor** or **moderate** significance. Locating new employment close to areas of deprivation or in areas with high levels of unemployment could enhance the performance of this option,
Material Assets		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor to Moderate Permanent Positive Impact	The provision of new employment is likely to increase the number and spread of employment sites and hence should help improve the accessibility of employment provision in the District. In addition the delivery of new employment development on strategic sites would need to be supported by travel plans which support enhanced public transport provision, the creation of new walking and cycling routes and other related infrastructure. Impacts are considered **positive,** and of **minor** to **moderate** significance. (However the full magnitude of impacts is **uncertain** and is likely to be partly based on the proposed location of future sites and their relationship to and accessibility to existing and new communities). Impacts could be enhanced by locating development in locations which are well served, or could be well served by public transport ahead of locations which are relatively inaccessible. Policy could also seek to ensure that new development delivers improvements to accessibility locally through the adoption of green travel plans, and where appropriate through developer contributions to public transport, or walking and cycling routes and for cycle storage etc. on site.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	According to 2001 census data around 40% of people who live in South Derbyshire also work in the District, with 60% commuting elsewhere to work. It is unclear whether the provision of reduced levels of new employment land within the District will significantly influence commuting patterns. The inclusion of a policy to secure new employment land provision in areas well served by public transport and close to other services and accessible by a choice of transport modes could help ensure opportunities for non-car travel are secured.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Long term Moderate Positive Impact	Based on proposed housing requirements the number of new jobs likely to be created over the Plan period within the HMA is of the order of 21,000 full time equivalent (See GL Hearn Derby HMA Employment Land Review: Forecasts Update, March 2013). This level of growth could add £63m to the district economy each year and add 800-1100 working age people to the local labour market each year. The increased size of the local working age population will in turn create a need for around 279ha of additional employment land over the plan period across the whole HMA. Overall therefore this option could have a **moderate positive** impact as it will continue to support the continued economic growth of the District and will provide certainty and continuity over the whole of the Plan period to new and expanding businesses in the District. It is likely that the performance of the preferred option could be enhanced by policies to facilitate the expansion of existing businesses and the protection of existing employment sites, and to support the expansion of and retention of retail, leisure and tourism, and other service sector jobs which may not be located on traditional B class industrial or commercial estates.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Long term Moderate Positive Impact	The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban and where appropriate rural locations and help create new employment opportunities especially where growth is in combination with areas of housing growth or in or near deprived communities. Impacts would be **positive,** of potentially **moderate** significance**.** Positive impacts could be improved further where an appropriate policy is included in the plan to safeguard existing employment sites including on sites in rural locations, by making provision for the extension of existing businesses and by promoting rural diversification and tourism development.
to enhance the vitality and viability of existing town and village centres	Uncertain	New commercial development could have an **uncertain** impact on town and village centres and would be dependent on the type of commercial developments planned for. For example allowing large scale employment uses which have an ancillary retail element could undermine the viability of nearby retail facilities. Conversely locating new employment close to existing town or village centres could support existing shops and services by increasing local demand for services
to improve the quality of new development and the existing built	Positive Impact of uncertain	This option could have a **positive** effect against objectives to improve the public realm although the full extent of any potential contribution is **uncertain** and would be largely dependent on the location of new development and how that development is implemented. .

environment	magnitude	The inclusion of appropriate policies in the plan regarding the following could help ensure that positive effect are realised. : - A general design excellence policy - Energy efficiency policy to reduce energy use in new commercial building - SuDS policy to ensure flood risk is not increased as a result of development - Biodiversity policy to deliver biodiversity gain - Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening - An appropriate policy to ensure heritage assets are not significantly affected by new development.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Negative Short-term Impact Long Term No overall Impact	Below trend based growth would lead to less waste being produced in the District compared to the trend based growth if this were to continue. This option would nonetheless lead to higher levels of waste generation over the plan period. . However wider government policy and legislation to reduce waste and encouraged the reuse of materials on site could help to ensure that waste generated during construction and site operation is minimised. Given the below trend growth proposed (which will see some absolute growth) impacts have been assessed as **negative**, and of **minor** significance. In the **long term** wider government waste policy could lead to reductions in waste volumes towards the end of the Plan period, which will offset new growth proposed. Impacts could be partially mitigated through the inclusion of a Local Plan policy to ensure new economic development is accompanied by adequate storage space for storing/ waste and recyclate. Encouraging the reuse of waste materials on site where possible could also enhance Plan performance.
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	The promotion of sustainable construction and use of resources will be driven by national policy and building regulations. Following the housing standards review these issues are likely to fall outside of the control of the Local Plan. As such the plan is likely to have **no overall effect** in respect of building design and construction.
to reduce water, light, air and noise pollution	Short term Minor to Moderate Negative Impact Long term Minor Negative Impact	Employment growth outlined within the Councils Preferred Option could exacerbate water, light, noise and air pollution. In particular development could have a **negative** impact on levels of pollution, and noise and light pollution complaints received by the Council although the exact level or nature of such impacts will be largely dependent on the detail, nature and location of employment schemes which come forward. Impacts are likely to be **negative** and of **minor** to **moderate** significance. Impacts are expected to be most significant during the construction phase of development. Impacts could be partially given existing safeguards on place concerning pollution. Effects could be partially mitigated by the inclusion of appropriate topic based policies in the Plan including: - SuDS provision to ensure water is 'filtered' prior to entering surface or ground waters - A sequential approach to development locating development away from sensitive locations such as air quality management areas (AQMAs) or outside of watercourses where unacceptable levels of pollution are identified such as the River Mease SAC) - Locating uneighbourly employment development away from new or existing homes unless noise, light and odour impacts can adequately addressed. Subject to appropriate mitigation negative impacts would be of minor significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor to Moderate Permanent Negative Impact	Growth levels based on this option would lead to the loss of some greenfield land (although losses would be restrained by the fact that many of the sites included in the Plan are existing commitments (i.e. existing employment sites). Nonetheless some losses could occur within the Plan period although at worst losses would around 70ha and are likely to be significantly lower depending on the location of sites selected and their phasing.. Impacts are negative and of **minor** to **moderate** significance. .
to reduce and manage flood risk and surface water run-off	No Overall Effect	It is likely that new employment sites will be located in areas not at flood risk. **No overall effect** identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's	Minor Negative Impact	An increase in new businesses will inevitably lead to an increase the production of GHGs in absolute terms although this could be offset by measures to be taken forward nationally (and within the district) to reduce climate change gas emissions However new employment could provide opportunity for the districts residents to work closer to where they live as well as

contribution towards the causes		provide opportunities to improve green infrastructure, help manage flood risk and reduce surface water runoff. Overall the scale of impacts of new employment development is considered **uncertain** Plan effects could be partially mitigated by: - Ensuring employment sites are well located to existing homes or proposed strategic housing sites. - Promoting sustainable travel choice and alternative travel options - Reducing flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout. - Ensuring the provision of appropriate open space and green infrastructure - Including appropriately worded policies to support on site renewable or low carbon energy generation within the Plan. Overall effects are likley to be **negative** and of **minor** significance. Following mitigation residual impacts are likely to be reduced.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	The development of new employment could have a **negative** effect on the cultural, architectural or archaeological resources of the district. However the potential for impacts will be largely determined by the detailed design and siting of development rather than the quantity proposed. Impacts are therefore **uncertain**. Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of large scale development and growth on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The development of new commercial and industrial development could have a detrimental impact in respect of cultural heritage. However it could also provide opportunity to safeguard and improve access to assets. Impacts are likely to be determined by the exact locations of development and the way in which sites are built out. Impacts are **uncertain**. The inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Uncertain Negative Landscape Impacts Uncertain Townscape effects	New employment and commercial development proposed within this option is likely to give rise to **negative** impacts on the landscape by virtue of the strategic scale of development and the likely requirement for new development on greenfield sites on the edge of existing settlements or business parks. However impacts are likely to be most significant during the construction and early occupation of sites and would be at least partially dependent on the sensitivity of the local landscape and its capacity to accommodate development. Where appropriate mitigation (mounding, strategic tree planting etc.) is secured as part of a development scheme it is likely that effects would lessen over time as planting matures. However. Initial impacts are identified as **negative** and **of uncertain** significance, although with appropriate mitigation residual long-term impacts could be reduced In respect of townscape most employment development is likely to be as greenfield urban extensions or within existing commercial/business parks. However, where sites are available in existing settlements, townscape improvements could be secured through the inclusion of appropriate regeneration or design excellence policies in the Plan. Impacts are **uncertain** although could be **positive** where sites are derelict or underused.

How the Assessment was Undertaken and the Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are generally based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data, which informed the assessment, included the Council's Annual Monitoring Reports, the Strategic Employment Land Availability Assessment (SELAA), census data, NOMIS Data, the Housing Market Area Employment Land Review, (as updated), the councils GIS constraints mapping and other appropriate evidence including landscape data as well as historic consultation responses in respect of the identified options.

ii The key technical difficulty encountered in undertaking the appraisal of employment land options related to the lack of detail about the design and detailed layout of potential sites. This is because it is considered that whilst the scale of development proposed could in some circumstances have a clear impact against some SA objectives, in many cases impacts would be more dependent on how any scheme is designed and implemented. Such uncertainties have been identified in the above tables where they occur. Another technical difficulty related to a lack of full understanding of potential effects of growth on some types of infrastructure. For example the effects of development (at any scale) on transport, sewerage or energy infrastructure are not fully understood. Work to identify the likely effects of growth on such infrastructure is on-going with relevant infrastructure providers but again effects are as likely to come as much from the location and phasing of development as well as the overall quantity of growth. Further evidence will continue to be collected to help the Authority understand the precise impact of growth.

iii The final difficulty encountered relates to the evidence which underpins the various employment land options identified. Depending on the methodology used to calculate need actual requirements could vary significantly. The Council has sought to address this issue through identifying and appraising a range of options and commissioning expert demographers/forecasters to outline the most appropriate requirement to meet HMA wide need.

Potential Mitigation Measures Identified During the Review

iv Mitigation measures could include:

- Further assessment of specific sites for employment development through the SA process (see Appendix 6).
- Adopting a sequential approach to allocating employment land, avoiding those which appear to have value in terms of species, habitat or broader GI provision.
- The inclusion of a specific policy dealing with biodiversity and GI to reduce impacts by specifying appropriate habitat creation, tree planting and other screening and SUDS provision on site.
- target new employment provision to areas which perform poorly in deprivation terms (see area profiles), promote developments which meet local needs including, where possible, setting aside land for micro and small business units and widen the employment base could help reduce economic deprivation.
- Identifying strategic sites in locations known to be attractive to business investors in order to secure economic growth and employment benefits for the district could help ensure demand for the sites identified for employment uses
- Inclusion of a plan policy to resist losses of employment land across the District, where evidence indicates that loss of employment could have a negative impact on the wider community.
- Inclusion of a plan policy to secure new employment land provision in areas well served by public transport and close to other services and accessible by a choice of transport modes
- Mitigation to reduce waste generation and the disposal of waste through the inclusion of appropriate policies in the Plan
- A comprehensive suite of criteria-based policies to ensure mitigation of impacts in respect of water, air, noise and light where applicable. This could include policies to minimise lighting, secure the use of SUDS, locate new development away from sensitive receptors in terms of noise, air quality and odour etc.

- Continued assessment work through the LDF could ensure preferred development sites were identified that had the least impact on areas of archaeological, architectural and cultural significance. It could also seek to steer new development away from areas of sensitive or vulnerable landscapes or townscape.
- An appropriate windfall policy could help ensure that new commercial development contributes to the regeneration of brownfield sites and the wider area where relevant.

6.4 ISSUE 3: HOUSING DISTRIBUTION OPTIONS PREFERRED OPTION

Table 6.3: Concentrate Most Development In and Adjoining Derby City

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Short Term Minor to Moderate (Temporary) Negative Impact Medium to Long Term Minor to Moderate Positive Impact	Under this option most residential development to be identified in the HMA will be located within or on the edge of the City within the Plan period. Within South Derbyshire this means that around 6,600 new homes will be located on greenfield sites on the edge of Derby by 2028 with the remaining need being met in other locations in South Derbyshire including around the Swadlincote Area, around Burton on Trent (the consented Drakelow site) and Key Villages (see Issues 5, 8 and 9). There is potential for impacts on protected species across all sites as well as impacts on non-statutory regionally important geology sites on some sites on the southern edge of Derby. No housing sites would affect biodiversity sites afforded statutory protection in the DUA, although some housing developments could affect local wildlife sites which are protected by non-statutory designations. Due to the scale of growth proposed within this option **short term** impacts during construction from proposed growth would be **negative** and of **minor** to **moderate** significance arising from the loss of predominantly agricultural land and impact on protected species or habitats. However **temporary** impacts from construction could be offset in the **longer term** by new habitat creation and management. Impacts could be of **minor** to **moderate** and **positive** in the **longer term** depending on the extent to which biodiversity gain is delivered on site.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Major Positive Impact	The delivery of 742 homes across the District including largescale development in the DUAwould meet the identified need of the District and contribute towards the aggregate need of the Wider HMA. Overall housing delivery would represent a significant uplift in provision compared to recent delivery levels (in South Derbyshire) and could offer opportunity to deliver market and affordable housing across the District. Impacts would be **positive** and of **major** significance.

		Impacts could be further enhanced through inclusion of appropriate policies in the Local Plan to ensure that strategic and windfall housing sites make appropriate contributions towards the delivery of affordable and low cost housing.
to improve the health and well-being of the population	Moderate Positive Short to Medium term Impact Major Positive Long term Impact	The provision of new housing would lead to increased affordable and low cost housing provision close to existing communities as a result of an increase in the delivery of market housing. Based on identified delivery rates the backlog and emerging requirements for affordable homes will be fully met over the plan period within South Derbyshire. Impacts would therefore be **positive** and of **moderate** significance in the **short** to **medium** term with benefits **increasing** over time. New development could also provide potential for the improvement of healthcare facilities, the provision open space and of formal and informal leisure opportunities in near urban locations based on an assessment of need and recent updates to the District Council's Playing Pitch Strategy and Facilities Mapping Model.
to improve community safety and reduce crime and fear of crime	Minor to Moderate Positive Impact	Contributions from strategic housing developments could help deliver infrastructure improvements on the southern edge of City, Swadlincote and in rural areas where there are identified highways capacity issues and or opportunities to regenerate sites subject to vandalism and antisocial behaviour. However care would need to be taken to ensure that development does not exacerbate road safety on existing highways due to increases in car usage or fail to tackle areas affected by crime or antisocial behaviour. Overall impacts are considered **positive**, and of **minor** or potentially **moderate** significance.
to improve educational achievement and improve the District's skills base	Uncertain	Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development including housing delivery in the City. However evidence indicates that many schools attended by South Derbyshire pupils within the District or Derby City are at, or close to, capacity and will be unable to fully meet the requirements of new development without additional capacity being provided. At the same time however, new development could provide opportunities to deliver new, or expand existing facilities although it is unclear in some locations whether existing schools would be able or willing to expand to meet the need for additional pupil numbers. As such impacts are considered **uncertain.**
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	New development focused on the edge of Derby could generate significant quantities of affordable homes accessible to communities within or immediately around the edge of Derby City which could help to meet affordable housing need in these locations. Impacts are **positive** and of **moderate** significance. In addition subject to new housing development being located close to existing or new employment development growth targeted on the DUA (and supported by growth elsewhere outside of the DUA) could help increase locally available jobs for existing and new communities.
Material Assets		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and	Moderate Major Positive Impact	New development would allow residents access to existing social, community facilities, employment and retail services in Derby City, Burton, Swadlincote and key villages via existing transport options including public transport services. However given the scale of likely development growth could place additional strain on some existing services, particularly in combination with other development planned in Derby and Burton. However growth will provide developer contributions to ensure that new infrastructure is bought forward to meet future needs and could help support local infrastructure to the benefit of existing and future residents. Overall impacts are considered **positive** and of **moderate to major** significance.

promote healthy and sustainable travel or non-travel choices.		
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Positive Impact	Locating growth within or on the edge of Derby and elsewhere in the District could allow developments to make use of existing infrastructure where capacity remains to serve growth. However in respect of the Derby urban area there are known infrastructure issues in respect schools capacity, sewerage and highways capacity. Work is on-going with local transport authorities, Local Education Authorities and Schools and water companies to define the need and phasing of new infrastructure necessary to accommodate proposed growth. In all locations around the City public transport provision is very good (compared to elsewhere in South Derbyshire – with perhaps the exception of Swadlincote) and new development could help support existing public transport services or even create the demand for additional provision. Overall this option is likely to perform well against this objective, particularly in respect of increasing opportunities for public transport use. Impacts are considered generally **positive** and of **moderate** significance The preparation of an Infrastructure Delivery Plan specifying necessary infrastructure provision to support growth could provide certainty over timescales for delivery and funding mechanisms to pay for infrastructure improvements.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Positive Impact Long Term	The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local construction industry. The development of around 19,000 homes within and around Derby City together with new development outside of the DUA at consistent delivery rates would make a significant contribution towards the local construction industry and associated industries and could help safeguard existing employment sites by alleviating pressure to release commercial sites for housing. Growth would also justify the provision of further employment land within the DUA. Overall impacts are would be **positive** and of **moderate** significance when growth is taken together with growth elsewhere in the HMA. Benefits would be sustained for the life of the Plan.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Indirect Minor to Moderate Positive Impact	The increase in housing would ensure the delivery of around 6,600 homes on the edge of the City over the Plan period (12,618 homes would be delivered across South Derbyshire as a whole). This would create a need for around 279ha of additional employment land over the plan period across the HMA in order to accommodate an additional 21,000 full time equivalent workers. Population growth and housing provision would therefore **indirectly** support the continuing growth of the local economy. In addition it is likely that population growth would support existing retailers and service providers within Derby City. Impacts are identified as **minor** to **moderate** significance and **positive**.
to enhance the vitality and viability of existing town and village centres	Minor to Moderate Positive Impact	It is unclear whether growth on the edge of Derby would have a major effect on centres at Mickleover, Littleover, and Chellaston which have limited capacity for growth and low vacancy rates. However growth at Sinfin could be beneficial in tackling high vacancy rates in the centre (which is 20% according to the Derby City Area Profile for this ward) whilst growth at Boulton Moor, Chellaston Fields, Wragley Way, Highfields Farm, New House Farm and Hackwood Farm will support the new retail facilitieson site. Development in Swadlincote and in key villages in the district could also support existings shops and services locally. Overall therefore, impacts are considered **positive** and of **minor** to **moderate** significance with beneficial effects most likely in Sinfin and Boulton and Swadlincote.
to improve the quality of new development and the existing built environment	Minor to Moderate Positive Impact	Growth is based on an objective assessment of overall need and the provision of around 6,600 homes in the DUA in South Derbyshire is to augment the maximum number of homes which can be delivered in the city within the Plan period as well as meet some of South Derbyshire's need. Therefore greenfield growth is in addition to regeneration in the City. Growth outside of the DUA could also support regeneration elsewhere in the District including on brownfield sites in Swadlincote

		and adjacent to Burton on Trent. New housing provision in South Derbyshire will be required to conform to a proposed design excellence policy to be included in the Plan. New development will therefore be higher quality than historic schemes which have not been supported by a similar policy in the Adopted Local Plan. Impacts would be **positive,** of **minor** or potentially **moderate** significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Individual site performance is **uncertain** and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, and the behaviour of future residents, the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste. Plan performance could be enhanced by the inclusion of appropriate site remediation, waste or design policies in the plan
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	The promotion of sustainable construction and use of resources will be driven by national policy and building regulations. Following the housing standards review these issues are likely to fall outside of the control of the Local Plan. As such the plan is likely to have **no overall effect** in respect of building design and construction.
to reduce water, light, air and noise pollution	Minor Moderate Negative Impact	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution on the urban edge of the City, Swadlincote, Burton on Trent and Key villages. It is likely the significance of these can be largely controlled through the detailed design and location of new development through the Local Plan. Of particular note around the DUA is the potential for new transport related air quality impacts on Air Quality Management Areas (AQMAs) on the inner and outer ring road. Away from the DUA sites are less likely to significantly affect air quality but could affects along with DUA sites in respect of water quality. The inclusion of relevant policies to ensure SuDS provision, to control lighting design and reducing the need to travel could reduce the scale of likely impacts. Overall impacts could be **negative** and of **minor** to **moderate** significance. Subject to appropriate mitigation residual impacts from proposed growth are likely to be **negative** and of **minor** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Major permanent Negative Impact	Growth levels based on this option would lead to the loss of notable areas of greenfield land on the edge of the City amounting to in excess of 140 hectares of land in South Derbyshire over the Plan Period (based on the assumed density of 30 dwelling per hectare) together with a further 130ha away from the DUA. The generally urban nature of most development would potentially allow greater density development, although the lack of brownfield sites generally would mean that most new homes in the DUA and Swadlincote would be greenfield. Impacts associated with this option could partially mitigated through ensuring that sufficient growth is pushed towards Swadlincote and key villages (and allocating brownfield sites for new development where such sites arise in these locations). Subject to these measures being pursued through the plan preparation process residual impacts are likely to be **negative** and of **moderate to major** significance.
to reduce and manage flood risk and surface water run-off	Minor Negative Effect	There are few sites at fluvial flood risk on the edge of Derby or in proposed growth locations around Swadlincote and Burton other than an area of Boulton Moor Phase 2, Hilton Depot and Hatton. However many sites are also at limited risk from pluvial and sewer flooding although these are small scale and impacts could be dealt with through appropriate infrastructure improvements and careful design of sites. Based on the available evidence this spatial development option should not

		significantly increase flood risk but could allow some development to take place on some sites at flood risk. Overall it is expected that this option is likely to have a **minor negative** impact. The inclusion of an appropriate SuDS and/or flood risk policy could ensure that new development does not increase flood risk on site or elsewhere as a result of new development.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor to Moderate Negative Impact	New development close to existing urban areas could reduce the need for new residents to travel long distances to access employment and local services compared to development elsewhere in South Derbyshire as homes would be adjacent or well related to the principal settlement within the Housing Market Area, Swadlincote or Burton. Whilst the development of new homes would, on aggregate have a **negative** impact against this objective of **minor** to **moderate** significance, new development would perform better than existing housing stock in respect of energy and water consumption. Further the effects of this option could be partially offset by: - Promoting sustainable travel choice and alternative travel options - Ensuring homes are designed to be energy efficient and make best use of resources - Reducing flood risk and the contribution of new development towards flood risk through careful design and inclusion of SuDS - Ensure the provision of appropriate open space and green infrastructure to provide space for flooding, urban cooling and tree planting. Following mitigation residual impacts are likely to be **negative** and or **minor** significance.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	Significant levels of development around Derby have the potential to affect Radbourne Hall (Mickleover), Swarkestone Lowes (Sinfin and Chellaston) and Elvaston Castle Park and Garden (Boulton). Similarly development in some rural villages could also affect heritage areas. However impacts will depend on the scale, nature and detailed layout of development proposals. Further consideration of potential effects on a site basis is set out in Appendix 5. Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	New development on the edge of Derby could impact the setting of important listed buildings, conservation areas or historic parks and gardens. Conversely, new development helps improve access to the Trent & Mersey canal or provide funding to support the reinstatement of the Derby and Sandiacre Canal. Development around Boulton could improve access to Elvaston Castle Park and Garden whilst development around Mickleover could connect to existing footpaths and cycle routes and Radbourne Hall beyond. Development across the whole DUA could also be relatively accessible to heritage assets in the City. Development in Swadlincote could support the safeguarding of the TG Green site within the Swadlincote and Woodville Regeneration Area. Impacts are considered **uncertain** and would be dependent on the exact location of development and whether schemes offer any benefits for improving community access to local heritage features.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Short term Minor to Major Negative Landscape Impact Long term reduced Landscape Impacts Uncertain Townscape Impact	New housing development proposed within this option would give rise to negative impacts on landscape by virtue of the amount of new development proposed across the DUA and elsewhere in the District and the potential for incombination effects of large scale growth on the urban edge. Within the DUA development will in all cases take place on the greenfield agricultural sites whilst elsewhere (Swadlincote, the villages) they may be more potential for growth within existing settlements. The retention of landscape elements such as field trees, hedgerows and local landform could help integrate development into the local landscape. Impacts are likely to be most significant during the construction and early occupation of sites, but where appropriate mitigation (mounding, strategic tree planting etc.) is secured it is likely that effects would lessen over time as planting matures. Initial impacts are identified as **negative** and of unknown **magnitude**, although with appropriate site selection and mitigation residual impacts could be reduced. In respect of townscape all new housing developments in the city will be as urban extensions to existing communities or extensions that form cross boundary sites. The inclusion of appropriate policies in the Plan to coordinate growth with schemes planned in the City together with the inclusion of an appropriate design policy which requires new development to reflect local character could help ensure that development improves rather than detracts from existing urban areas adjacent to proposed sites although effects are **uncertain**. Elsewhere the inclusion of appropriate regeneration policies could help ensure that new development is prioritised to sites within existing settlements ahead of greenfield land releases.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Council's Annual Monitoring Report, the Strategic Housing Land Availability Assessment (SHLAA), census data, mid-year population estimates, the HMA wide Housing Requirement Study, the HMA wide Strategic Housing Market Assessment, the councils GIS constraints mapping, the HMA wide Water Cycle Study, South Derbyshire Strategic Flood Risk Assessment, and Derbyshire Landscape Character Assessment and historic consultation responses in respect of the identified options.

ii The key technical difficulty encountered in undertaking the appraisal, similar to the housing number appraisal (see Issue 1) is the lack of detail about the specific design and implementation of sites. This uncertainty is significant as the actual effects of the council's preferred option could in many cases vary depending according to these factors. Such uncertainties have been identified in the above tables where they occur.

iii Another technical difficulty is the lack of a full understanding of the potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Work to fully identify the likely effects of growth

on such infrastructure is on-going but again effects are as likely to come as much from the location and phasing of development and how it interacts or acts in combination with other nearby development either within the District or in other Authority areas such as Derby City or Amber Valley. Further evidence is therefore required to help the Authority fully understand the initial impact of the development – although it should be recognised that this would be the case irrespective of the options identified.

Potential Mitigation Measures Identified During the Review

iv Mitigation measures could include:

- Detailed policy wording in an appropriate Local Plan Policy could require that new development is bought forward alongside appropriate green infrastructure provision and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- Ensuring that developments respect the ecological value of sites or areas that have value in terms of species, habitat or broader Green Infrastructure provision and requiring that these areas are safeguarded through policies in the Local Plan
- Including an appropriate housing policy to ensure appropriate affordable and other housing needs are met on strategic sites both in the Derby Urban Area and elsewhere in the District.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints. This will help reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in South Derbyshire and in the City.
- Include a suitably worded transport policy in the Plan to ensure that new development provides access via a range of transport modes.
- Include appropriate design policy in the Plan which specify requirements for new housing developments to include space for refuse storage, compost bins and community bring sites to reduce waste generated as a result of new housing provision
- Include a policy in the Local Plan to increase the quality of SuDS and to protect the amenity of existing residents and protect future residents from noise, light and other forms of pollution
- Include a specific design policy in the Local Plan to ensure building design is sustainable and appropriate to the wider area and reduces impacts in respect of climate change and flood risk
- The inclusion of policies in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.

6.5 ISSUE 4: HOUSING DELIVERY OPTIONS SINGLE OR MULTIPLE LOCATIONS PREFERRED OPTION

Table 6.4: Option 1: Disperse the locations of major development around multiple locations		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Option**
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Short Term Temporary Negative Impact Medium to Long Term Minor Positive Impact	There is potential for impacts on protected species as well as impacts on non-statutory wildlife or geology sites on some sites around Derby. No SHLAA sites have been identified that could affect biodiversity sites afforded statutory protection, although some housing development adjacent to the City could affect regionally important geological sites. Due to the scale of growth proposed within this option **short term** impacts from proposed growth would be **negative** and of **minor** to **moderate** significance arising from the loss of predominantly agricultural land and impact on protected species. However **temporary impacts** during construction and early occupation could be offset in the **longer term** by new habitat creation, which could deliver biodiversity gain. Impacts could therefore be potentially **positive** in the **longer term.** Development may offer opportunity to address biodiversity targets included Lowland Derbyshire Biodiversity Action Plan, as well as opportunity to connect up and expand existing Green Infrastructure Provision.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Major Long term Positive Impact	Housing delivery irrespective of specific location would contribute to wider HMA and DUA need. Proposed housing delivery rates would represent a significant uplift in housing supply and would deliver market and affordable housing adjacent to Derby City across a number of existing communities. However spreading development across a range of urban edge locations would provide a better spatial spread of market housing and would be more likely to provide homes accessible to people in a location they want to live. Similarly the wide spread delivery of homes across multiple sites would also allow affordable housing provision to be distributed across the edge of the city throughout the Plan period and would allow affordable homes built in South Derbyshire to meet wider HMA need. Impacts are **positive, long term** (duration of the Plan) and of **major** significance.
to improve the health and well-being of the population	Moderate Positive Impact	The provision of new housing across a number of communities on the edge of the city could deliver increased affordable and low cost housing provision. The provision of suitable and sufficient affordable housing to meet local needs could have a **moderate positive** effect on the wellbeing of some members of the local community. New development could also support the provision of new health and leisure facilities in near urban locations accessible to both proposed and existing communities where additional need is identified.

to improve community safety and reduce crime and fear of crime	Minor Positive Impact	Dispersed development patterns could generate contributions to tackle existing highways capacity issues (which affect local road safety) or to fund community facilities, which could help reduce crime and antisocial behaviour where local issues are identified. Impacts are considered **positive** and of **minor** significance.
to improve educational achievement and improve the District's skills base	Uncertain	Impacts are likely to be dependent on the scale of new development in each specific location, its phasing and its impact in combination with other development. As such impacts are considered **uncertain.** Further discussions with the Local Education Authority in Derbyshire County Council and Derby City as well as with local academies will identify a strategic solution to primary and secondary school provision in Derby City, and on the edge of Derby. Dispersed growth could help spread pupil numbers between existing schools where capacity exists or schools are capable of expansion, however more dispersed growth could lead to unsustainable travel patterns where only limited new schools are provided to meet need. Effects are uncertain.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor to Moderate Long term Positive Impact	Dispersed development could provide opportunity for new housing provision across the southern edge of Derby (including areas which have higher than average house prices (such as Mickleover, Littleover and Chellaston). Dispersed growth would therefore increase opportunities for people to access housing in these areas either through social or low cost market housing. Impacts are considered **positive**, of **minor** to **moderate** significance and **long term** (duration of plan).
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Moderate Positive Impact	Development across a range of locations would provide opportunity to support existing public transport provision and retail provision, whilst providing additional funds to support the delivery of new infrastructure and services such as healthcare provision, open spaces etc. where this is needed. The inclusion of an appropriate policy in the Local Plan to support the delivery of strategic housing sites alongside new public transport provision and or new walking and cycling routes together with the requirement for sites to include a Green Travel Plan could increase accessibility of sites.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate to Major Positive Impact	Dispersed development would enable growth to utilise headroom in existing infrastructure across the southern edge of Derby City and could support local infrastructure improvements where need is identified. Growth could also support existing public transport services and may support the delivery of new public transport, walking or cycling routes. New development could require strategic or local improvements to the electricity or sewerage networks. However where capacity exists this could be utilised during the early part of the Plan period to ensure a consistent delivery of housing supply whilst infrastructure is programmed and delivered in the later part of the plan period through the asset management plans of the utility companies. In contrast locating all development in a single area could threaten the deliverability of growth should infrastructure delivery prove problematic. Overall this option is considered to have a **moderate** to **major positive** impact. The inclusion of a policy in the Local Plan setting out infrastructure needed to support growth could help ensure that it is delivered in a timely fashion.

to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Positive Impact Long Term	By spreading housing delivery out it is likely that growth could be delivered more consistently and flexibly over the plan period (than if all growth is pushed to a single location). In addition dispersing development could also ensure that existing businesses have access to growing labour markets throughout the City. Overall impacts are **positive, long term** (duration of the Plan) and of **moderate** significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	Locating new homes across multiple locations on the edge of Derby could help support new and existing businesses on established industrial sites and in local retail and service centres by strengthening the local labour market across a broad area of the city. Impacts are identified as **positive** and of **minor** significance.
to enhance the vitality and viability of existing town and village centres	Minor Moderate Positive Impact	Anecdotal evidence received through consultation indicates that District Centres in Mickleover, Littleover and Chellaston are relatively healthy but not capable of expansion to serve new residents which could exacerbate existing issues including parking and congestion. However, growth around Sinfin and Stenson could support improvements to Sinfin District Centre, whilst growth around Boulton Moor could support the creation of new local centre in Boulton to serve existing, and consented development in the area. Dispersed housing delivery would also support new retail provision on a number of urban extensions in the DUA including at Hackwood Farm, New House Farm, Highfields Farm, Wragley Way, Chellaston Fields and Boulton Moor. Despite some **uncertainty** over the magnitude of effects overall impacts are expected to be **positive** and of **minor** or **moderate** significance.
to improve the quality of new development and the existing built environment	Minor Moderate Positive Impact	Focusing large-scale development across multiple locations could provide limited opportunity to improve the design of urban extensions across the edge of the City. It could also provide opportunities to improve existing areas through enhanced Green Infrastructure provision and access to additional local facilities. Impacts would be **positive** and of **minor** significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	At a local level individual site performance is **uncertain** and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site.
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	The promotion of sustainable construction and use of resources will be driven by national policy and building regulations. Following the housing standards review these issues are likely to fall outside of the control of the Local Plan. As such the plan is likely to have **no overall effect** in respect of building design and construction.
to reduce water, light, air and noise pollution	Minor Moderate Negative Impact	Dispersed development over a number of strategic sites could introduce significant long term disturbance to a number of existing communities on the edge of the City. It could also increase general traffic demands and diffuse water pollution across the edge of the city which could affect AQMAs on the inner and outer ring road in the city and water quality in local water courses including the Trent and Derwent (both are failing to meet Water Framework Directive Targets). Overall impacts are considered to be negative and of **minor** or potentially **moderate** significance prior to mitigation. Subject to appropriate mitigation such as the inclusion of SuDS, amenity and design policies in the Plan, the residual impacts from proposed growth are likely to be **negative** and of **minor** significance.
to minimise the irreversible loss of	Uncertain	It is unclear whether dispersed growth would be more or less land efficient than a nucleated growth option. Both options would lead to notable greenfield land losses although there may be limited potential for the more efficient use of land on

undeveloped (greenfield) land		larger sites, although this **uncertain**.
to reduce and manage flood risk and surface water run-off	No Overall Effect	There are a limited number of sites at fluvial flood risk on the edge of Derby with the main exception being part of Boulton Moor Phase 2, which has an area of moderate flood risk within its site boundary. There are some areas at risk from pluvial and sewer flooding through this area although these could be dealt with through appropriate infrastructure improvements and careful design of sites. However, based on the available evidence this spatial development option should not increase flood risk overall. Therefore this option is likely to have **no significant impact**. The inclusion of an appropriate SuDS policy could ensure that new development does not increase flood risk elsewhere.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Uncertain	New development spread around the edge of Derby City would be well related to the urban edge and could support existing public transport provision. Impacts are **uncertain** and would be dependent on the detailed nature of development schemes and how they are implemented. However the effects of this option could be offset by: - Promoting sustainable travel choice and alternative travel options - Ensuring homes are designed to be energy efficient and make best use of resources - Reduce flood risk and the contribution of new development towards flood risk through careful design and inclusion of SuDS - Ensure the provision of appropriate open space and green infrastructure to provide space for flooding, urban cooling and tree planting.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	Significant levels of development around Derby have the potential to affect Radbourne Hall and possibly Kedleston Hall (Mickleover), Swarkestone Lowes (Sinfin and Chellaston) and Elvaston Castle Park and Garden (Boulton). However, impacts are likely to be affected by the scale, nature and detailed layout of development proposals. Overall, the effects of this dispersed development are **uncertain**. The inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	New development on the edge of Derby could impact the setting of important listed buildings, conservation areas or historic parks and gardens. Conversely, new development around Sinfin and Chellaston could help improve access to the Trent & Mersey canal or provide funding to support the reinstatement of the Derby and Sandiacre Canal. Development around Boulton could improve access to Elvaston Castle Park and Garden whilst development around Mickleover could connect to existing footpaths and cycle routes to Radbourne Hall and beyond. Impacts are considered **uncertain** and would be dependent on the exact location of development and whether schemes offer any benefits for improving community access to local heritage features.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Uncertain	New housing development on the scale proposed within the Plan would give rise to **negative** impacts on landscape and townscape in some areas by virtue of the scale of the development. However, dispersed growth could offer opportunities to improve existing urban edges along the City boundary which in many areas are abrupt and eroded. However, it is likely that by stringing growth out across the edge of the city impacts could be more significant than where growth is targeted to one or perhaps two very large development locations. Impacts have therefore been recorded as **uncertain** in respect of this issue. It is likely that the inclusion of an appropriate design and landscape policy in the Plan could reduce the significance of likely **negative** landscape impacts associated with dispersed growth across the City.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Council's Annual Monitoring Report, the Strategic Housing Land Availability Assessment (SHLAA), Strategic Housing Market Assessment, Housing Site Summaries, the HMA wide Housing Requirement Study, Derby Urban Area transport modelling the councils GIS constraints mapping, Derbyshire Landscape Character Assessment, Strategic Flood Risk Assessment together with historic consultation responses in respect of the identified options.

ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design and layout of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects of the council's preferred option could in many cases vary depending on the specific sites selected, their proximity to sensitive locations and their detailed design and implementation. Such uncertainties have been identified in the above tables where they occur.

iii Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education are not yet fully understood. Work to identify the likely effects of growth on such infrastructure is on-going but again effects are as likely to come as much from the scale of growth, the phasing of development and how it interacts or acts in combination with other nearby development either within the District or in neighbouring Derby City. Further evidence is therefore required to help the Authority fully understand the impact of the development.

Potential Mitigation Measures Identified During the Review

iv Mitigation measures could include:

- The inclusion of a detailed Local Plan Policy could require that new development is bought forward alongside appropriate green infrastructure provision and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- Ensuring that developments respect the ecological value of sites or areas that have value in terms of species, habitat or broader Green Infrastructure provision
- Including an appropriate housing policy to ensure appropriate affordable and other housing needs are met on strategic sites both in the Derby Urban Area and elsewhere in the District.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing capacities and constraints to help reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in South Derbyshire and in the City.
- The inclusion of a suitably worded transport policy in the Plan to ensure that new development provides access via a range of transport modes.
- The inclusion of an appropriate design policy in the Plan which specify requirements for new housing developments to include space for refuse storage, compost bins and community bring sites to reduce waste generated as a result of new housing provision.
- The inclusion of a policy in the Local Plan to increase the quality of SuDS and to minimise noise and light pollution.
- The inclusion of a design policy in the Local Plan to ensure building design is sustainable and appropriate to the wider area and impacts in respect of climate change and flood risk are minimised.
- The inclusion of policies in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.

6.6 ISSUE 5: HOUSING DELIVERY OPTIONS IN THE DUA – BROAD LOCATIONS

Table 6.5: Summary of site performances – Derby Urban Area Broad Locations

SA Objective	Summary of Preferred Option Performance	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Moderate Negative Short term Impact Minor to Moderate Positive Long term Impact	Sites at Mickleover, Littleover, Stenson Fields/Wragley Way, Chellaston and Boulton Moor all have potential to affect protected species and/or non-statutory wildlife sites. Sites at Wragley Way and to the west of Chellaston have the potential to affect Sinfin Moor Regionally Important Geological Site. None of the identified sites would affect a statutory wildlife site such as a Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI), although there is a single SSSI within 1km of the Boulton Moor site. Given that site impacts across all locations are restricted to non-statutory sites or protected species overall impacts are considered to be of **moderate** significance. As more information comes forward about the specific species and habitats across the sites, the Council will need to consider this information and where relevant amend site performances to reflect this data. All strategic sites would need to be accompanied by appropriate ecology surveys prior to planning permissions being consented. Impacts from development are likely to be **negative** and of **moderate** significance in the **short term**. However all sites offer the potential for significant green infrastructure and biodiversity gain. The inclusion of an appropriate policy in the Plan to ensure biodiversity gain and secure the provision of sustainable urban drainage could bring forward longer term benefits. Post mitigation impacts would be **positive** and of **minor** to **moderate** significance.
to provide decent and affordable homes that meet local needs	Major Positive Impact	The strategic nature (large size) of the sites coupled with the potential to deliver both market and affordable housing would make a significant contribution to meeting HMA wide housing need. Accordingly all broad areas would perform **positively** against this objective and in all cases impacts are considered to be of **major** significance.
to improve the health and well-being of the population	Minor Moderate Positive Impact	All broad locations perform positively against this objective because all sites are accessible to existing healthcare facilities which are still accommodating new patients and/or are able to expand further. All sites could also provide additional affordable housing. In addition the scale of sites identified in these areas is such that new medical facilities could be accommodated on sites where need, not capable of being met elsewhere is identified. Sites identified within the broad locations could also deliver new open space and informal leisure opportunities. Impacts across the broad areas identified are likely to be **positive** and of **minor** or **moderate** significance. The inclusion of appropriate policies in the Plan will ensure infrastructure improvements and affordable housing requirements are secured could help ensure **positive** effects are realised across preferred sites.
to improve community safety and reduce crime and fear of crime	Uncertain	It is unclear whether any of the sites could have an impact against this objective and would be dependent on the detailed design of development which includes transport and access arrangements and also the potential to address existing antisocial behaviour issues around a site. It is likely that the inclusion of appropriate policies in the Local Plan are required to - ensure that appropriate junction and road improvements are delivered alongside residential development - deliver new off road walking and cycle routes through development - Ensure any design policy reflects the need to 'design out' crime Identified mitigation could enhance the performance of preferred sites identified.
to improve educational	Uncertain	New growth within the DUA could have a significant impact on local schools either alone or in combination with other growth across the broad

achievement and improve the District's skills base		areas identified. Further schools capacity is likely to be required to support planned growth in the DUA and sufficient schools places will need to be provided to meet identified needs. However given the uncertainty in respect of school place provision and given growth could act in combination (both spatially and temporally) with development in the in the City and elsewhere in the District an **uncertain** impact in respect of this issue has been identified. The Authority will seek to document the additional school places required to support growth and how extensions, and/or new facilities will be funded in its emerging Infrastructure Delivery Plan.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Moderate Positive Impact	All broad development locations could deliver new affordable housing provision thus tackling deprivation related to housing access. Overall impacts are considered to be **positive** and of **minor** to **moderate** significance. Development could also improve access to local retail facilities and community facilities where these are required on site.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor Minor to Moderate Positive Impact	Sites in the broad areas identified are generally well served by existing public transport services and in the case of Mickleover, Littleover, Stenson/Sinfin, and Chellaston and would be well related to local centres within the City. Whilst there is presently no local centre in Boulton, this will be built, together with a proposed park and ride as part of the consented planning application for 1058 homes. Sites to the south and east of the City are well related to existing and proposed employment sites within the City, whilst communities to the west are less well related to large employment areas. It is likely that all areas could contribute towards the provision of new education, shopping and retail and sports facilities. Impacts are **positive** and of **minor** to **moderate** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate to Major Negative Impact	Significant infrastructure provision is likely to be required to support growth across all of the broad areas of the DUA. All sites will need to be supported by new schools capacity and sewerage infrastructure. In respect of transport infrastructure it is likely that growth to the west of the A38 would need to be supported by improvements to the road network around a number of key roundabouts on the A38. Recently completed pinch point improvements coupled with programmed strategic improvements later in the Plan period (2021) to the A38 junctions in Derby will enhance capacity to accommodate growth in the Mickleover and Littleover corridors subject to additional localised improvements to support growth. Road capacity to the south of the City at Sinfin, Stenson and Chellaston is similarly constrained although new road provision with the T12 link together with junction improvements could provide capacity to accommodate further growth in this area in tandem with new growth. Sites around Boulton Moor are likely to have greater capacity to accommodate growth due to the recent improvements to the A6 and Raynesway, although new development may still need to be supported by local road and junction improvements. In respect of public transport provision all broad areas are served by existing public transport services. There is a proposed park and ride site to the north of the existing planning permission site at Boulton. Broad areas of Mickleover, Sinfin and Chellaston also have potential to connect to locally important cycle routes. Prior to mitigation the provision of around 7000 homes in the DUA in combination with growth in the City could have a significant **negative** impact on existing infrastructure. However, it is likely that impacts can be significantly mitigated by additional infrastructure provision and by ensuring that sites connect to, and contribute towards improvements in public transport provision and walking and cycling routes. Residual impacts are **uncertain**.

to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Major Positive Impact	Development across all broad locations could help support local construction jobs in a range of locations across the city. It could also help support locally based employment throughout the city ensuring that existing businesses have access to growing labour markets. Development in Stenson, Sinfin and Chellaston would be located close to the proposed Global Technology Cluster within Derby City. Development in Boulton would be well related to the recently started Derby Commercial Park, whilst Mickleover is relatively well located to Toyota and located close to Royal Derby Hospital which employs around 11,000 staff Impacts are likely to be **positive** and of **major** significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	It is unlikely that the broad location of new homes on the edge of the City would contribute significantly to the diversification of the local economy. However it would grow the local labour market and could support existing industries such as construction etc. Impacts would be **positive** and of **minor** significance.
to enhance the vitality and viability of existing town and village centres	Uncertain	The potential performance of individual sites in respect of this sustainability objective is as follows: - Mickleover, Littleover and Chellaston District centres have low vacancy rates. Growth could support existing centres but is unlikely to contribute to expansion. - Sinfin District centre has a vacancy rate of c. 20%. Growth in Sinfin could contribute towards improving vacancy rates and the vitality of this centre. - There is no District Centre in Boulton Moor and only limited retail provision in the housing estate to the north. The consented Boulton Moor site includes proposals for a new local centre. Further development could support new retail, community and leisure facilities proposed in this area. - All areas could accommodate growth at a scale which could support limited local service provision Impacts are therefore uncertain, although sites around Sinfin and Boulton have the greatest potential to contribute to the vitality and viability of existing or already proposed nearby centres.
to improve the quality of new development and the existing built environment	Uncertain	**Uncertain** impacts are identified in respect of this objective. The nature of the impacts is likely to be determined by how sites are built out. Most sites on the edge of Derby have the potential to affect the setting of nearby listed buildings, conservation areas or historic parks or gardens. Further work is required to fully understand the nature of impacts once the detail of additional growth is defined. However given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new development the inclusion of appropriate policies in the plan to improve design could include: - A general design excellence policy - Energy efficiency policy to reduce energy use in new buildings - SuDS policy to ensure flood risk is not increased as a result of development - Biodiversity policy to deliver biodiversity gain - Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening - An appropriate policy to ensure heritage assets are not significantly affected by new development. Subject to the inclusion of policies in the Plan to secure the above, residual impacts would be expected to be **positive** and of **minor** significance.
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No site-specific waste generation issues have been identified in any of the broad areas on the edge of the city. **No overall effect** identified.

to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	New development would lead to a general increase in the usage of natural resources (aggregates and building materials etc.) although this would occur irrespective of the distribution strategy for the new homes. Growth in some areas could increase the need to travel to access local services, facilities or employment, although this is **uncertain** and would in any case be affected by local infrastructure provision and site design and implementation. There are no identified issues of minerals sterilisation across any of the DUA sites.
to reduce water, light, air and noise pollution	Moderate to Major Negative Impacts	Development across all the broad areas identified could lead to water, light, and noise pollution. Sites around Littleover, Sinfin and Chellaston would be located closest to Air Quality Management Areas on the inner and outer ring road and could increase congestion and hence localised air pollution. Without mitigation, development could have a **moderate** to **major negative** effects, however subject to appropriate mitigation impacts could be significantly reduced. Mitigation could include: - inclusion of an appropriate SuDS/water quality policy in the Plan to ensure water is 'filtered' prior to discharge to ground or surface water - The inclusion of an appropriate design or amenity policy to reduce noise and lighting pollution resulting from new development - The inclusion of a suitable remediation/contamination policy in the Plan to ensure appropriate site remediation. - The inclusion of appropriate transport policies to reduce private car use (and hence road use/traffic congestion) in areas close to identified AQMAs - The inclusion of policies to secure new transport infrastructure to reduce congestion and reduce car trips in areas located in AQMAs
to minimise the irreversible loss of undeveloped (greenfield) land	Major Negative Permanent Impact	All sites on the edge of Derby are greenfield sites and there are no opportunities for reusing previously developed land within the broad areas identified. Development across all broad areas would therefore have a **major negative** and **permanent** impact when measured against this objective. It is uncertain whether there are constraints within the broad areas which could restrict housing densities and hence the efficient use of land. All broad areas have productive agricultural land located with them (data regarding agricultural land classification is set out in the site appraisals at Appendix 5 of this report)) and at a site level the significance of agricultural land losses would be dependent on the amount and value of loss of agricultural land affected. Therefore the comparative performance of individual site areas is **uncertain**.
to reduce and manage flood risk and surface water run-off	No Overall Effect	All sites would be likely to be built out in accordance with SuDS requirements set out in emerging SuDS legislation and the established Flood Water Management Act. Sites around Stenson, Wragley Way and Boulton are at limited flood risk from local watercourses although sites could be built out and managed to fully mitigate any fluvial or pluvial risk (both based on existing and future flood risk envelopes). Other preferred sites on the edge of Derby are not considered to be at flood risk from watercourses. **No overall effects** identified
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Moderate Negative Impact	New development on the edge of Derby would be able to access existing services and facilities in the City. However growth is likely to lead to an increase in general resource use (for example to heat and power additional homes and to support additional transport movements). This will in turn increase carbon emissions. Impacts would be comparable (**negative** and of **minor** to **moderate** significance) across all sites. However effects could be partially mitigated by - Promoting sustainable travel choice and alternative travel options - Reduce flood risk and the contribution of new development towards flood risk through appropriate site design and layout. - Supporting zero or low carbon energy generation on site - Ensuring the provision of appropriate open space and green infrastructure Following mitigation residual impacts are likely to be **negative** and of **minor** significance.
to protect and enhance the cultural, architectural and	Uncertain	Development in some broad areas (Mickleover, Chellaston and Boulton) has the potential to affect local heritage features. Although the potential for impact and significance is likely to be dependent on the detailed location, design and layout of proposals. Development around the Mickleover broad area could potentially affect the settings of Kedleston Hall, Radbourne, Hall and the former Pastures Hospital site. Growth around Chellaston could potentially affect the setting of the Trent and Mersey Canal Conservation Area. Growth around Boulton could affect the

archaeological heritage of the district.		setting of Elvaston Castle Park and Garden, although a previous inspectors report considering Boulton Moor indicated that development in this area could improve the abrupt settlement edge presenting an opportunity to improve the wider setting of Elvaston Castle. Overall impacts are **uncertain.** The inclusion of appropriate landscaping and heritage protection policies in the Local Plan could reduce the significance of any likely effects on heritage features.
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Uncertain	Given the existence of cultural heritage assets in the vicinity of Mickleover, Chellaston and Boulton Moor/Thulston coupled with existing right of way network in these areas there could be a positive opportunity to improve access to locally important heritage features such as Radbourne Hall, Kedleston Hall (Mickleover), the Trent & Mersey Canal (Chellaston) and Elvaston Castle Park and Garden (Boulton). However impacts would be largely dependent on the exact location of sites, their relationship with existing public rights of way networks and connectivity to those networks. Impacts are therefore **uncertain.** Subject to the inclusion of an appropriate policy in the Local Plan to secure improvements to walking and cycling routes residual impacts could be **positive** and of **minor** significance.
to conserve and enhance the District's landscape and townscape character	Short term Moderate Major Landscape Impact Long term Negative Landscape Impact Minor Positive Townscape Impact	Derbyshire County Council's Areas of Multiple Environmental sensitivity indicate that sites around the northern part of the Mickleover and to the west of Stenson are more sensitive in respect of landscape, ecological and historic character than sites elsewhere on the edge of the City in South Derbyshire. However across all broad areas, the impacts of specific sites will be largely dependent on the design and layout of each site and the specific measures implemented to mitigate site impacts. Development will in all cases take place on the greenfield agricultural sites and the retention of landscape elements such as field trees, hedgerows and local landform could help integrate development into the local landscape. Landscape impacts are likely to be the most significant during the construction and early occupation of sites, but where appropriate, strategic planting and/or other screening is secured it is likely that effects would lessen over time (as planting matures). Initial impacts are identified as **negative** and of **moderate** to **major** significance, although with appropriate site selection impacts could be reduced. **Long term** impacts would be **negative** and of **minor** or **moderate** significance. In some areas there may be limited potential to improve the transition between the countryside although this would be dependent on the detailed design and layout of each scheme. In respect of townscape all new housing developments in the District will be as urban extensions to existing communities or extensions to not yet built sites in the City. The inclusion of appropriate policies in the Plan to coordinate growth with schemes planned in the City and to reflect local character could help ensure that development improves rather than detracts from existing urban areas adjacent to proposed sites.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Strategic Housing Land Availability Assessment (SHLAA), housing site summaries, Strategic Housing Market Assessment, the HMA wide Derby Urban Area transport modelling, the Council's GIS constraints mapping, historic environmental assessment data supporting recent planning applications on committed sites (where this remains relevant and up to date), the South Derbyshire Strategic Flood Risk Assessment, The HMA wide Water Cycle Study and Derbyshire County Council Landscape Assessment

and Areas of Multiple Environmental Sensitivity study together with on-going and historic consultation responses from local utilities and infrastructure providers, local schools, Education Authorities, and other stakeholders and members of the public.

ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design, layout and nature of development of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their design and implementation. For example traffic impacts from a scheme would be based on an assumption about the number of dwellings to be provided on the site, and the phasing on a site. However actual impacts may vary where delivery is different to that assumed by the Authority, where delivery rates are faster or slower than that assumed or where other measures to restrain traffic generation are built into the scheme (provision of new infrastructure).

iii Ahead of defining the exact location of potential sites it is difficult to fully understand the potential for, or effectiveness of all mitigation available. However, wherever possible the potential for mitigation has been identified in the above appraisal and potential measured are summarised on the following page.

iv Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations (this is the function of an Environmental Impact Assessment which is likely to be required to support the design and delivery of large scale strategic sites), however without such detail it does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites. For example a policy to deal with Sustainable Urban Drainage will help ensure that new sites are designed adhering to best practice to reduce surface water runoff and flood risk without leaving this to the discretion of the developer bringing forward the site.

v Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Although significant transport modelling, and consultation with Local Education Authorities (LEAs) and schools has already been undertaken to identify the likely effects of proposed growth and appropriate mitigation, effects are as likely to come from the location and phasing of development and how it interacts or acts in combination with other nearby development either within the District or in neighbouring Derby City. Further evidence will therefore need to provided for specific proposals to allow the detailed effects of individual sites to be considered.

Potential Mitigation Measures Identified During the Review

vi Mitigation measures could include:

- The inclusion of a detailed policy in the Local Plan to ensure that new development is bought forward alongside green infrastructure, and on site biodiversity gain to ensure biodiversity protection, delivery of wider ecological enhancements and wider climate change benefits, (shading, urban cooling etc.).
- Housing policies specifying affordable housing requirements.
- Site specific allocation policies or a general retail policy could support the delivery of new local centres on large urban extensions in the DUA.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints to help reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in South Derbyshire and in the City.
- Include a suitably worded transport policy in the Plan to ensure that new development provides access via a range of transport modes
- Inclusion of a design policy that specifies requirements for new housing developments to include space for refuse storage, compost bins and community bring sites could help increase recycling and reduce the amount of waste sent to landfill.
- The inclusion of an appropriate SuDS policy to minimise water pollution and flood risk
- The inclusion of a design or amenity policy to minimise noise and light pollution effects of development
- The inclusion of a design policy to ensure building design is sustainable and appropriate to the wider area and impacts in respect of climate change and flood risk are minimised.
- The inclusion of a heritage policy to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.
- A general landscape policy could help ensure landscape impacts associated with development on preferred sites is minimised.

6.7 ISSUE 6: EMPLOYMENT LAND OPTIONS IN THE DERBY URBAN AREA

Table 6.6: Option 3: Rely in Part on Derby City Sites to Meet parts of the Needs of New Residents in the DUA		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Options**
Biodiversity, Fauna and Flora		

To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No impact during the Plan Period Possible Long term Moderate Biodiversity Geodiversity Impacts	Based on the identified employment land requirements most commercial development will be located on sites which are already commitments in the City and have already been largely prepared for development. Most of the sites allocated would come forward even in the absence of the South Derbyshire Local Plan being prepared. Based on information available there will be no employment sites allocated in South Derbyshire in the DUA. Although the Global Technology Cluster site will be safeguarded for development beyond 2018. Were this site to come forward before 2028 biodiversity impacts could be **negative**, and of **moderate** significance, whilst geodiversity impacts would be **negative,** of **moderate** significance and **permanent** owing to the impact on Sinfin Moor RIGS. However initial impacts on protected species which are likely to be present on the site would be offset by new habitat creation, which could deliver biodiversity gain. Impacts could therefore be **positive** in the **longer term**. Further, development may offer opportunity to address biodiversity targets included in the Lowland Derbyshire Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure Provision.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Overall Effect	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. **No impacts identified.**
to improve the health and well-being of the population	Minor Positive Impact	New employment provision on the existing GTC (and on the proposed extension beyond the Plan period) and elsewhere in the City close to South Derbyshire (such as Derby Commercial Park) could improve the wellbeing of many local residents in the DUA in the long term by creating new jobs spatially accessible to existing and proposed new communities on the edge of the Derby. Impacts would be **positive** of **minor** significance (i.e. the throughout and beyond the end of the Plan period).
to improve community safety and reduce crime and fear of crime	No Overall Effect	It is unlikely that new employment growth would contribute towards improving community safety or reducing crime or fear of crime. **No impacts identified.**
to improve educational achievement and improve the District's skills base	No Overall Effect	The exact location of businesses will have no notable impact on the Districts skills base as irrespective of broad location the quantity of employment land and hence the overall number of jobs created would be comparable. **No impacts identified.**
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	This option could help the District and City Council tackle deprivation in existing and proposed communities by supporting the long term delivery of employment around areas with higher than average levels of deprivation such as Sinfin/Boulton. Impacts are likely to be **positive** and of **minor** significance.
Material Assets		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open	Minor to Moderate Positive Impact	The provision of new employment land within the GTC and elsewhere on the southern edge of the DUA, would help improve access to employment for existing and future residents. Impacts would be **positive** and of **minor** or potentially **moderate** significance in combination with Derby City Local Plan depending on the types of jobs created and whether they improve opportunities for employment to local communities. Impacts could be enhanced by ensuring new developments are well served by public transport and have good footpath and cycleway connectivity to existing or proposed residential areas. The inclusion of appropriate policy in the Plan could ensure that new development delivers improvements to accessibility

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spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		locally through the adoption of travel plans, and where appropriate through developer contributions to support/improve public transport, or walking and cycling routes and for cycle storage etc. on site.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Positive Impact	Existing employment provision around the southern edge of the City is reasonably well related to consented housing sites and most of the broad areas of search for new residential sites. The proximity/relationship of large scale housing and employment could have a **positive** impact of moderate significance in respect of reducing the need to travel. Ensuring new employment developments are well served by public transport and improving footpath and cycleway connectivity. The inclusion of appropriate policy in the Plan could seek to ensure that new developments are served by a range of transport modes and where appropriate through developer contributions to support/improve existing public transport, or walking and cycling routes and for cycle storage etc. on site.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate / Major Positive Impact	The provision of new employment sites will allow the Council to support the continued and long-term expansion of the local economy in areas accessible to the communities of South Derbyshire and in locations where there is known demand for employment land within the DUA such as the GTC and Derby Commercial Park. Impacts are likely to be **positive** and of **moderate** to **major** significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Moderate / Major Positive Impact	The provision of new employment sites within Derby and around the edge of the City could help increase the quantity and quality of new sites for development and could help diversify the local economy. Impacts are **positive, of moderate** to **major** significance**.** Positive impacts could be enhanced where appropriate policies are included in HMA partner plans to safeguard existing employment sites from redevelopment.
to enhance the vitality and viability of existing town and village centres	Uncertain	New commercial development within Derby City and on the edge of Derby in South Derbyshire could have **uncertain** impact on local District Centres. Large scale growth is likely to support the viability of nearby District centres, however if employment developments include significant elements of retail provision such as public houses or food outlets it could have a negative effect on local centres. Impacts are **uncertain**
to improve the quality of new development and the existing built environment	No Overall Effect	New employment developments in the Derby City part of the DUA, could contribute towards regeneration in Derby City. Away from identified regeneration areas new employment provision could make limited contributions towards improvements in the public realm although these are not likely to affect the existing built environment. **No Impacts identified**.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Whilst sites could be located outside of the District, the Council's preferred options could nonetheless increase waste generation generally. Individual site performance is **uncertain** and likely to be informed by historic land uses of sites and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future site occupiers.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Positive Impact	Locating growth within the DUA could support the reuse and regeneration of derelict or existing employment sites within the City. Impacts are likely to be **positive** and **minor** significance.
to reduce water, light, air and noise	Minor to	New employment development in the DUA could affect emissions to air or water or generate noise and light pollution

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pollution	Moderate Negative Impact	complaints. Effects are liklely to be **negative** andof **minor** or **moderate** significance, although the exact level or nature of such impacts is likely to be largely dependent on the detailed, nature and location of employment schemes which come forward. It is likely that impacts could be mitigated by the inclusion of appropriate topic based policies in the Plan including: - SuDS provision to ensure water is 'filtered' prior to entering surface or ground waters - Directing traffic away from sensitive locations such as air quality management areas (AQMAs in Derby City or Burton - Locating un-neighbourly employment development away from new or existing homes unless noise, light and odour impacts can adequately addressed. Subject to the inclusion of policies to reduce or mitigate the environmental effects of development residual impacts are likely to be **negative** and of **minor** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Moderate Permanent Negative Impact	Growth levels based on this option would lead to the loss of greenfield land albeit in the City, however it could also support the regeneration of City sites and would use capacity in the City to meet the District's employment needs and therefore could provide an opportunity to meet DUA employment needs on previously developed land. Greenfield losses are likely in South Derbyshire beyond the plan period where land is safeguarded for future development. Impacts would be of **minor** to **moderate** significance and **negative**.
To reduce and manage flood risk and surface water runoff	No Overall Effect	Impacts are dependent on the specific location of development proposals and when they come forward. However given that no sites are allocated for development before 2028 in this option there would be no impact against this objective. Should the extension to the Global Technology Cluster come forward within the Plan period impacts could be **negative** and of **moderate** to **major** significance given the nature of the scheme proposed and the risk of flooding in the vicinity of the site.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor to Moderate Negative Impact	An increase in new businesses will inevitably lead to an increase the production of GHGs in absolute terms. However new employment could also provide opportunity for the District's residents to work closer to where they live as well as provide opportunities to improve green Infrastructure close to existing communities. Overall the scale of impact of new employment development is considered **negative** and of **minor** to **moderate** significance**.** Mitigation could include: - promoting housing growth in areas nearby to new employment land - Promoting sustainable travel choice and alternative travel options - Reducing flood risk and the contribution of new development towards flood risk through appropriate site design and layout - Ensuring the provision of green infrastructure Subject to the above mitigation impacts would be of minor significance
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Overall Effect	Given that no sites are allocated for development to 2028, this option would have no significant impact against this objective

to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Overall Effect	Given that no sites are allocated for development to 2028, this option would have no significant impact against this objective
Landscape		
to conserve and enhance the District's landscape and townscape character.	Short term Negative Impact Uncertain Long term Impacts	New employment and commercial development proposed within this option would give rise to **negative** impacts on landscape and townscape by virtue of the strategic scale. However given that the District's employment need for the DUA will be met by City sites and having regard to the close relationship between the GTC in Derby City and the District boundary there is potential for **negative** impacts on the landscape during construction and site use. In the **longer term** it is likely that impacts would lessened as landscape mitigation such as planting matures.

How the Assessment was Undertaken and the Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data, which informed the assessment, included the Council's Annual Monitoring Report, the Strategic Employment Land Availability Assessment (SELAA), Employment Land Site Summaries, census data, NOMIS Data, the Housing Market Area Employment Land Review, (as updated), transport modelling and the councils GIS constraints mapping and other appropriate evidence including the Landscape Character Assessment of Derbyshire as well as historic consultation responses in respect of the identified options.

ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific layout, scale and nature of development of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their detailed design and implementation. For example traffic impacts from a scheme would be based on an assumption about end users on site and the phasing of each site. Further, there is a risk that the assumed effects of development could vary where actual delivery is different to that anticipated by the Authority, where sites are used differently (for example for warehousing rather than industrial use), or where delivery rates are faster or slower than expected.

iii Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is role of project EIA which is likely to be required to support the design and delivery of large scale strategic sites allocated in the Plan (where an EIA is deemed necessary). However, this lack of detail does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the inclusion of detailed policies into the Local Plan to influence the layout and design of strategic employment sites. For example a policy to deal with Sustainable Urban Drainage will help ensure that new sites are designed adhering to best practice to reduce surface water runoff and flood risk without leaving this to the discretion of the developer bringing forward the site.

Potential Mitigation Measures identified during the Review

iv Mitigation measures could include:

- Consider the inclusion of a policy in the Plan to ensure sites within Derby City are built out ahead of site(s) in the South Derbyshire DUA.
- The inclusion of a policy in the Plan to secure biodiversity gain
- The inclusion of a policy to ensure new development is accessible to new and existing local communities by a range of different transport modes.
- The inclusion of a policy to ensure strategic development is accompanied by appropriate travel plans and other measures to secure non-car travel and minimise traffic increases
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints and quantifies infrastructure requirements to support growth in South Derbyshire and in the City.
- The inclusion of a design excellence policy within the Local Plan to ensure that new development is built out reflecting local character and good design principles
- Consideration of the inclusion of a of appropriate retail policies that restrict retail uses outside of identified town and village centres
- The inclusion of a criteria based policy within the plan which sets out the circumstances where extensions to existing businesses will be supported by the Council.
- The inclusion of a cultural heritage policy in the Local Plan to ensure that new development does not have unacceptable impacts on local heritage features such as conservation areas, listed buildings, archaeological assets or scheduled ancient monuments.
- The inclusion of an appropriate amenity policy in the plan to control noise, light, air quality and water quality impacts of new development.
- The inclusion of flood risk management policy to minimise flood risk associated with new development and secure SuDS provision on strategic employment sites,
- The inclusion of climate change policy in the Plan to support on site renewable energy provision where appropriate and viable

- The inclusion of landscape policies to ensure new developments take account of local landscape character including through appropriate new planting, bunding and other screening measures.

6.8 ISSUE 7: TRANSPORT OPTIONS IN THE DERBY URBAN AREA

Table 6.7: Option 5: Hybrid Approach		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Option**
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor Moderate Negative Short term Impact Minor Positive Long term Impact	This option would lead to the limited loss of greenfield sites and would have a **negative** impact of **minor** to **moderate** significance in the short term, as growth will need to be supported by new infrastructure provision such as road improvements or new park and ride sites or internal estate roads. **Longer term** impacts could be **positive** as planting and habitat creation associated with development matures. Demand management and increased public transport provision elements of this hybrid option would not have any identified significant effect in respect of this SA objective. The inclusion of an appropriate policy in the Plan to ensure biodiversity gain and the provision of sustainable urban drainage should be included in the Plan, to ensure longer term benefits associated with new road development can be secured.
Population and Human Health		
To provide decent and affordable homes that meet local needs	No overall effects (Potential positive Indirect Effect)	This preferred option would have **no direct effect** in respect of this SA Option. However, a mix of new road provision (together with demand management, and increase public transport provision and walking and cycling routes, would facilitate greater level of growth in the DUA and would therefore support greater housing and employment land delivery. As such, this option could have a **potential indirect positive** effect against this objective.
To improve the health and well-being of the population	Moderate Positive Impact	The Council's preferred transport option for the DUA will deliver new road infrastructure, together with likely junction improvements and new walking and cycling routes to connect sites around the DUA. A new park and ride could support development around Boulton Moor. This option could therefore help improve opportunities for walking and cycling, and could resolve existing traffic congestion through demand management and improved provision of public transport. This in turn could improve air quality within designated AQMAs in the City. A mix of new infrastructure, demand management and

		public transport measures is likley to have a **positive** effect of **minor** to **moderate** significance.
To improve community safety and reduce crime and fear of crime	Minor to Moderate Positive Impact	Infrastructure improvements could help deliver capacity enhancements and safety improvements to local roads. Overall Impacts would be **positive** and of **minor** to **moderate** significance.
To improve educational achievement and improve the District's skills base	No Overall Effect	The Council's Preferred Transport Option would have **no direct** or **indirect** effects in respect of this issue.
To promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate to Major Positive Impact	The provision of new roads, demand management and improved public transport and new walking and cycling routes, would help link new employment and housing growth proposed in the Local Plan with existing communities on the edge and within Derby City. Increased employment provision proposed in the Plan for this area, in combination with improved access by a range of transport modes could have a significant **positive** effect of **moderate** to **major** significance in respect of tackling inequalities and deprivation within the plan period.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Major Positive Impact	Measures to increase transport choice, coupled with demand management and the delivery of new road infrastructure could help improve access in the DUA to employment, education, and shopping facilities to new and existing communities in and around the City by improving transport choice, route options and reducing congestion. Impacts are considered **positive**, and of **major** significance.
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Major Positive Impact	There is significant existing infrastructure provision within the City and growth in some locations could use headroom or spare capacity of existing infrastructure where this exists, especially in the early part of the Plan period. The delivery of new road infrastructure and the improvement of existing junctions could increase highways capacity. The delivery of new walking and cycling routes and public transport infrastructure and other demand management measures could reduce reliance on private car use, and given the compact nature of Derby and relatively flat topography could support walking and cycling as a means of accessing local employment and services. Overall impacts are considered **positive** and of **major** significance. The inclusion of a policy in the Local Plan to ensure new development provides a choice of different transport modes, (possibly through a requirement to ensure that new strategic developments are accompanied by a travel plans) could help ensure identified benefits are secured.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Minor to Moderate Positive Impact	The provision of new transport routes together with increased public transport provision, the delivery of new walking and cycling routes, and demand management could ensure local businesses have easy access to local labour markets and could help protect highways capacity. Growth could also improve links to the local and strategic highways networks, and support the delivery of further employment land in the DUA. Overall impacts are considered **positive** and of **minor** to

		moderate significance.
To diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	The provision of new road infrastructure, together with demand management and improvements to non-car travel options could indirectly support access to and from local businesses and encourage or support businesses to locate in the DUA.
To enhance the vitality and viability of existing town and village centres	Minor Positive Impact	Measures to improve access to the City and local (District) centres could have a beneficial effect against this objective as it would allow new and existing residents and workers to access local centres. However, demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on waiting or delivery times. However, overall impacts are considered likely to be **positive** and of **minor** significance.
To improve the quality of new development and the existing built environment	Minor to Moderate Positive Impact	Demand management and increasing non-car options for travel could make a limited contribution towards improving the quality of new development, by reducing the need for the provision of large-scale car parking in new development. Impacts are considered **positive** and of **minor** to **moderate** significance. The inclusion of a design policy to restrict parking to those levels necessary to serve development, together with an appropriate design policy to ensure new development is not dominated by road infrastructure could ensure that new development contributes to improvements in urban design.
Soil, Water and Air		
To minimise waste and increase the reuse and recycling of waste materials	No Overall Effect	This preferred option would have **no direct effects** in respect of this SA Option.
To promote sustainable forms of construction and sustainable use of natural resources	Minor Moderate Negative Impact	A policy approach which supports highways improvements including new roads and capacity improvements is likely to support increased car usage impact are **negative** and of **minor** to **moderate** significance. The inclusion of an appropriate transport policy in the Local Plan, to ensure new development provides a choice of transport modes could help enhance the performance of this option and ensure that demand management and non-car transport measures are integrated into emerging development schemes.
To reduce water, light, air and noise pollution	Minor to Moderate Negative Impact	New road development is likely to have a negative impact on the natural environment and is likely to lead to increased levels of noise, light, air and water pollution on the urban edge of the City, although the significance of impacts could be largely controlled through the detailed design and alignment of new routes, and the location of proposed built development. In particular, further growth in combination with new roads could affect air quality management areas (AQMAs) on the inner and outer ring roads in Derby City; although where capacity improvements reduce congestion effects could be positive. In addition, new roads could increase urban diffuse pollution entering local watercourses around the City including Hell Brook and Thulston Brook. This transport option could also increase levels of light and noise pollution. Overall it is likely that this option would have a **minor** to **moderate negative** effect against this objective. - The inclusion of appropriate SuDS policy in the Local Plan to ensure that surface water generated by impermeable areas are adequately treated prior to discharge to local watercourses or the ground - The inclusion of appropriate design or amenity policies could minimise noise and light pollution during road construction and operation; - The inclusion of an appropriate transport policy to ensure new development provides a choice of different

		transport modes, (possible through a requirement to ensure that new strategic developments are accompanied by a travel plan), could reduce reliance on car use Subject to the inclusion of appropriate policies, residual impacts would be **negative** and of **minor** significance.
To minimise the irreversible loss of undeveloped (greenfield) land	Minor Moderate Negative Permanent Impact	New roads will form a component of new development proposals, in addition to a new park and ride facility at Boulton Moor and with new walking and cycling routes which will lead to the loss of limited greenfield land on the edge of the City. Impacts would be **negative** and of **minor** to **moderate** significance. However, in combination with wider development (i.e. the delivery of housing and employment land that transport infrastructure improvements will facilitate) impacts would be of major significance. The inclusion of a detailed policy in the Local Plan, to ensure efficient use of land in urban locations and to minimise the loss of undeveloped land for development, could help minimise losses.
To reduce and manage flood risk and surface water run-off	Minor to Moderate Negative Impact	Highways improvements together with new public transport infrastructure could increase impermeable hard surfaces, create a need for culverts or alter local landform etc. and could lead to increased flood risk in some areas although effects could be mitigated through careful design. Impacts are considered **negative** and of **minor** to **moderate** significance. - The inclusion of an appropriate flood risk policy could target new built development including roads to areas at lowest risk of flooding - A SuDS policy could ensure that new development does not increase flood risk elsewhere as a result of new development. Post mitigation residual impacts would be likely to be **negative** of **minor** significance.
Climatic Factors		
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	New development on the edge of Derby City could reduce the need for new residents to travel long distances to access local services. However the provision of new roads, in combination with proposed housing and employment growth will increase private car usage locally. Impacts are likely to be **negative**, and of **moderate** significance. However the effects of this option could be partially mitigated by: - Promoting sustainable travel choice through a suitably worded transport policy in the Local Plan, - Requiring new strategic development to be supported by a green travel plan Following mitigation residual impacts are likely to be **negative** and or **minor** to **moderate** significance.
Cultural Heritage (including Architectural and Archaeological Heritage)		
To protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	New road and public transport infrastructure provision, or highways improvements within the DUA could have a negative impact on conservation areas or listed buildings and other cultural heritage assets, although such an impact would be dependent on the location, scale and nature of new road or other transport infrastructure. Impacts are considered **uncertain**. The inclusion of an appropriate heritage policy could provide some protection of sites, and would reduce the likely effect of new transport and public transport infrastructure provision on cultural and heritage assets.
To improve access to the cultural	Uncertain Positive	New road provision together with the creation of new walking and cycling routes in the DUA, could provide opportunity to improve connectivity to heritage assets located close to the City including Elvaston Castle, Trent and Mersey Canal,

heritage of the district for enjoyment and educational purposes	Impact	Radbourne Hall and Kedleston Hall etc. Effects are likley to positive, albeit of uncertain significance.
Landscape		
To conserve and enhance the District's landscape and townscape character.	Short Term Moderate To Major Negative Impact Long Term Minor to Moderate Negative Impact	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Similarly the creation of new public transport infrastructure such as park and ride sites could also have a negative impact on local landscape and townscape character -such sites are likely to be on greenfield locations on the edge of the City. Overall Impacts are likely to be **negative** and of **moderate** to **major** significance. However, subject to: - The inclusion of design policy in the plan to ensure that road developments do not dominate new developments; - The inclusion of an appropriate landscape policy, to ensure new developments are bought forward with appropriate strategic screening such as tree planting and bunding. - The inclusion of a amenity or environmental quality policy to ensure developments do not have unacceptable noise or light impacts. Long term residual impacts from further road, cycling and walking routes on in the DUA would be **negative** and of **minor** to **moderate** significant effect.

How the Assessment was Undertaken and the Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions, supported by relevant studies and evidence. With respect to this issue key data, includes site summaries for housing and employment sites, detailed transport modelling for the Derby Urban Area, and other evidence and expert opinion provided by the County and City Transport Teams, as well as the councils GIS constraints mapping and other appropriate evidence as well as historic consultation responses in respect of the identified options including that supplied by the Highways Agency and Highways Authority.

ii The key technical difficulty encountered in undertaking the appraisal is the complexity involved in undertaking transport modelling, with each run of modelling requiring significant preparation time, and requiring considerable investment in terms of finances and time.

iii As with all models, assumptions have been made about baseline conditions and how these will change as a result of the actions proposed, or in this case, existing traffic levels and the traffic generation assigned to new development. However, there is a risk that such assumptions could

introduce errors or bias into the modelling work. Further, there is a risk that the assumed effects of development could vary where actual delivery is different to that anticipated by the Authority, where sites are used differently (for example for warehousing rather than industrial use), or where delivery rates are faster or slower than expected.. However, in order to reduce such risk, the HMA Authorities have appointed suitably qualified transport modellers with the expertise to undertake this technical work on behalf of the Local Planning Authorities and respective Highways Authorities.

iv Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is part of the EIA process which is likely to be required to support the design and delivery of strategic sites. However, this lack of details does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies in the Local Plan, to influence the layout and design of strategic sites and infrastructure and by working with developers, Derby City Council and Transport Authorities to 'Masterplan' the broad development principles for sites in the DUA.

v Finally it should be noted that modelling work undertaken by the HMA Authorities runs to the period 2026, whilst the plan runs to 2028. The 2026 end date reflects the existing Derby Area Transport Model (DATM), and represents a realistic proxy for the 2028 Local Plan end date without requiring costly and time consuming updates to the model.

vi Detailed information on the modelling methodology can be found on the Council's website here.

Potential Mitigation Measures Identified During the Review

vii Mitigation measures could include:

- Local Plan policy could give priority to non-car based options for dealing with network capacity problems, with new road provision only considered where all alternative options for reducing congestion had been exhausted and include a requirement for appropriate Travel Plans to be submitted to the Authority in support of strategic developments
- Set out a requirement for public transport improvements including new services/service enhancements and infrastructure to improve bus priority and reliability
- The inclusion of an appropriate transport policy in the Plan could specify that new developments including highways developments make adequate provision for walking and cycling with new routes connecting up to the existing Public Rights of Way network (including those around the Trent and Mersey Canal and Elvaston Castle) wherever possible.

- The inclusion of a biodiversity policy to protect important habitats and species and secure appropriate green infrastructure, SuDS, tree planting and habitat creation.
- The inclusion of a general amenity policy to ensure that effects associated with light, noise, water and air pollution are minimised through good design.
- The inclusion of an appropriate design policy to ensure that new development is not designed around highways schemes and could ensure opportunities for walking and cycling are fully integrated into new developments
- The inclusion of a flood risk policy in the Plan could help direct new developments (including infrastructure) to areas at lowest risk.
- A water quality/sustainable urban drainage systems policy could ensure that new development does not increase flood risk on site and contributes towards improvements in water quality locally.
- The inclusion of a general heritage protection policy could protect heritage assets such as listed buildings, conservation areas, scheduled ancient monuments, and historic parks and gardens and their settings from harm as a result of new development.
- The inclusion of a general landscape policy could help ensure that appropriate landscaping is secured to screen new road and other developments

6.9 ISSUE 8: HOUSING DISTRIBUTION OPTIONS IN SWADLINCOTE– BROAD LOCATIONS

Table 6.8: Summary of site performances – Swadlincote Broad Locations

SA Objective	Preferred Options Appraisal	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor toModerate Negative Short term Impact Minor to Moderate Positive Long term impact	None of the areas would impacts on statutory wildlife site such as Sites of Special Scientific Interest (SSSI) or special areas of conservation. All sites performed negatively in respect of the objective to avoid damage to designated sites or species. This is because all broad locations have the potential to affect protected species and/or non-statutory wildlife sites. Impacts from development are likely to be **negative** and of **minor** to **moderate** significance in the **short term**. The inclusion of an appropriate policy in the Plan to ensure biodiversity gain, green infrastructure provision (including National Forest Planting) and the provision of sustainable urban drainage should be included in the Local Plan to ensure longer term benefits associated with new development can be secured. **Long term** impacts from new development on mainly greenfield agricultural areas would be likely to be **positive** and of **minor** to **moderate** significance, so long as sites contribute towards National Forest tree planting and other habitat creation on site in accordance with requirements set out in the National Planning Policy Framework.
to provide decent and affordable homes that meet	Major Positive	Allocating new housing within or on the edge of Swadlincote will contribute towards meeting local housing need. The strategic nature (large size) of homes which can be accommodated in the town coupled with the potential to deliver both market and affordable housing throughout the

local needs	Impact	Swadlincote urban area would make a significant contribution to meeting HMA wide and local housing need as identified in the Strategic Housing Market Assessment. Accordingly the provision of homes across a combination of broad locations in the town would have a **major positive** impact against this SA objective by allowing local resident to access homes close to where they wish to live.
to improve the health and well-being of the population	Minor Positive Impact	Sites within all broad locations are located relatively close to existing healthcare facilities which are still accommodating new patients and/or are able to expand further. In addition sites could also deliver new open space and informal leisure opportunities or could link to existing National Forest sites or rights of way or open spaces within the town. Overall development would have **positive** impact of **minor** significance. Potential benefits identified above could be secured/enhanced through plan policies to support PROW and cycle route provision, National Forest planting and other GI provision and contributions/improvements to local health care facilities.
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	Contributions from new housing developments could help deliver infrastructure improvements. For example new roads to alleviate traffic congestion in and around Swadlincote and could help reduce the risk of accidents by delivering junction improvements or off road cycle lane provision locally. However care would need to be taken to ensure that new development does not create opportunities for antisocial behaviour or reduce community safety including through poor design. Impacts are likely to be **positive** and of **minor** significance. The inclusion of an appropriate transport/infrastructure policy setting out new routes to support growth together with the inclusion of a general design policy could ensure that developments perform positively.
to improve educational achievement and improve the District's skills base	Minor to Moderate Negative Impact	Evidence gathering in respect of education provision is on-going. New growth within or on the edge of Swadlincote could have a **negative** impact of **minor** to **moderate** significance on local schools capacity. Increased pupil numbers could be met by extensions to existing primary schools in Swadlincote , whilst there is some capacity at Granville College though not at The Pingle and William Allitt. Subject to schools in this area being able to accommodate additional pupils via extensions or existing capacity then **no residual impacts are likely.**
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	All the broad locations perform consistently against this objective as all potential development locations could deliver significant new affordable and low cost market housing provision and could therefore help address higher than average levels of deprivation in the town (compared to South Derbyshire). Overall impacts are considered **positive** and of **minor** significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor to Moderate Positive Impact	Bringing forward a number of sites in a combination of locations is considered to perform relatively well against this objective. Sites located within the existing urban core are likely to perform the best as they are located in proximity to existing services and facilities including, employment land, retail provision, open space and social infrastructure. However those on the edge of the existing urban area are still relatively well related to local services due to the compact nature of the town. Most sites around Swadlincote have good public transport provision and could therefore provide opportunities to improve access to local walking and cycling routes. Impacts from development against this objective are considered **positive** and of **minor** to **moderate** significance. The plan should include an appropriate transport policy to encourage good connectivity with existing public transport services and the delivery of new walking and cycling routes. Post development effects are anticipated to be **positive** and of **minor** to **moderate** significance.

to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Negative Impact	Significant infrastructure provision is likely to be required to support growth within Swadlincote. Without this effects are likely to be **negative** and of **moderate** significance given the dispersed nature of development and scale and nature of sites proposed. All sites will need to be supported by new schools places mainly through extensions to existing schools and sewerage infrastructure (including longer term capacity improvements to Milton and Stanton Waste Water Treatment Works). In respect of transport infrastructure it is likely that growth around Woodville would need to be supported by new transport routes and capacity enhancements to reduce the impacts of development on the Clock Island, whilst other capacity improvements to the local road network are likely to be necessary elsewhere in the town close to development sites. Subject to appropriate transport policy requiring developments to deliver new routes identified through transport modelling and other evidence it is considered that impacts from development could be reduced.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Major Positive Impact	Strategic levels of development within and on the edge of Swadlincote over the plan period will deliver significant and continuous level of development which could help support local construction jobs. It could also help support locally based employment by ensuring that existing and new businesses have access to growing labour markets. Impacts are expected to be **positive** and of **major** significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	New development could help support wider economic growth and provide new homes accessible to existing and proposed employment including around Tetron Point or Cadley Hill. Impacts would be **positive** and of **minor** significance.
to enhance the vitality and viability of existing town and village centres	Minor Positive Impact	The provision of new development within the Swadlincote area could help contribute towards supporting Swadlincote Town Centre. Vacancy rates within the town are currently around 12.5% and a significant number of additional homes could help increase the number of residents living in the catchment area of the Town and in turn the pool of potential customers. Impacts would be likely to be **positive** and of **minor** significance. The inclusion of an appropriate retail policy (or policies) in the Local Development Framework could help ensure that where new services or shops are required priority is given to locating these in Swadlincote town centre followed by existing or new local centres. Subject to mitigation positive impacts would be enhanced.
to improve the quality of new development and the existing built environment	Uncertain	Of the sites identified as capable of accommodating housing development in Swadlincote most are greenfield and would do little to improve the existing built environment. However there are a number of potential sites in the town which are previously developed or poorly restored which could contribute towards housing delivery. Impacts are therefore **uncertain**. The performance of individual sites could be improved where the plan includes: - A general design excellence policy - Energy efficiency policy to reduce energy use in new buildings - SuDS policy to ensure flood risk is not increased as a result of development - Biodiversity policy to deliver biodiversity gain - Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening - An appropriate policy to ensure heritage assets are not significantly affected by new development.

to minimise waste and increase the reuse and recycling of waste materials	Uncertain	New development across all sites would lead to a general increase in waste generation during the construction and use of sites although this would occur irrespective of the distribution strategy for the new homes. A number of potential development sites in Woodville and Swadlincote have historically been subject for waste disposal and/or mining or industrial or former transport uses and may have potential to be contaminated or require the importation of engineering fill, although where sites require remediation there may be potential for treatment or waste reuse in situ. Impacts are **uncertain.** Appropriate design policies, could be included in the Plan to ensure space for storage of waste materials and recycling and to encourage the reuse of waste building materials or demolition waste on site where this exists, Ste remediation/contamination policies could also support onsite remediation ahead of transportation to a waste facility of contaminated material. Residual impacts would be **uncertain.**
to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	New development would lead to a general increase in the usage of natural resources (aggregates and building materials etc.) although this would occur irrespective of the distribution strategy for the new homes. The site at William Nadin Way has historically been worked for minerals. No identified minerals safeguarding issues have been identified in respect of sites at Broomy Farm and Church Street, Church Gresley . Impacts are therefore **uncertain**. The inclusion of an appropriate design policy in the Local Plan together with energy efficiency policy could help enhance site performance
to reduce water, light, air and noise pollution	Minor Moderate Negative Impact	Sites in Swadlincote would not be located close to any designated air quality management areas. There would be potential for increased diffuse pollution to local water courses during construction and site use. There could also be increased noise and light pollution as a result of housing development across all sites due to the proximity of proposed housing to existing residential areas. Without mitigation development could have a **minor** to **moderate negative** impact in respect of pollution, however subject to appropriate mitigation impacts could be significantly reduced. Mitigation could include: - inclusion of an appropriate SuDS/water quality policy in the Plan to ensure water is 'filtered' prior to discharge to ground or surface water - The inclusion of an appropriate design or amenity policy to reduce noise and lighting pollution resulting from new development - The inclusion of a suitable remediation/contamination policy in the Plan to ensure appropriate site remediation.
to minimise the irreversible loss of undeveloped (greenfield) land	Major Permanent Negative Impact	Sites within the broad locations are almost all greenfield, although there are a number of previously developed but poorly restored sites around Woodville and Swadlincote. Impacts are likely to have a **major negative** impact against SA objectives to minimise the loss of undeveloped greenfield site, although the reuse of degraded land could protect productive agricultural land elsewhere in the Town.
to reduce and manage flood risk and surface water run-off	Minor Negative Impact	All sites would be likely to be built out in accordance with SuDS requirements set out in emerging flood risk legislation. Sites around Swadlincote are mostly unaffected by fluvial flood risk, although small areas of surface water flooding have been identified on some sites. These areas are limited and new development could be steered away from areas at risk. Overall impacts are likely to be **negative** and of **minor** significance. Subject to the inclusion of appropriate flood risk policies and SuDS policy (to reduce flood risk from surface water) there are likely to be **no significant residual impacts**.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	New development within and on the edge of Swadlincote would be relatively well related to existing services and facilities and reasonably well served by a range of transport modes providing opportunities for people to live lower carbon lifestyles than developments in less well served areas. However overall impacts from development would be **negative** and of **moderate** significance. The inclusion of appropriate mitigation as follows could partially reduce impacts against this SA objective: - Promoting sustainable travel choice and alternative travel options and balanced development - Reducing flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout. - Ensuring the provision of appropriate open space and green infrastructure

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		- The delivery of low carbon homes and businesses Following mitigation impacts are likely to be of **negative** and of **minor** to **moderate** significance.
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	Development in some broad areas, such as to the east of Swadlincote could **negatively** affect the Grade 2* listed bottle kilns on the TG Green Factory Site. It could also affect the setting of other locally important and listed buildings such as St Stephen's Church and Bretby Art Pottery. However impacts could be **positive** especially where development can safeguard the 'at risk' TG Green Site. Other sites have limited potential to affect the setting of listed buildings. Overall impacts are **uncertain.** The inclusion of appropriate landscaping and heritage protection policies in the Local Plan could reduce the significance of any likely effects on heritage features.
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Uncertain	There may be potential to improve access to heritage facilities within parts of Woodville. All sites could present opportunities to connect to the National Forest, which is an increasingly important biodiversity and cultural resource. Impacts are **uncertain** and would be dependent on the design and implementation of development and how it connects up to existing PROW and multiuser routes around the Town.
to conserve and enhance the District's landscape and townscape character	Minor to Major Negative Impact	Some development in this area would be screened by existing developments or substantial treebelts or landscape buffers associated with historic National Forest Planting around the periphery of the town. Impacts could vary significantly across potential sites but in all instances would be **negative.** The inclusion of appropriate landscape and townscape policies could partially mitigate impacts on local landscape and townscape and could be secured through the inclusion of appropriate landscape, regeneration or design excellence policies in the Plan. Residual impacts would be **uncertain** depending on the sensitivity of the site and detailed design and layout of development proposals.

How the Assessment was Undertaken and the Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Strategic Housing Land Availability Assessment (SHLAA), housing site summaries, the HMA wide Housing Market Areas Assessment, the HMA wide area transport modelling, the Council's GIS constraints mapping, historic environmental assessment data supporting recent planning applications on committed sites (where this remains relevant and up to date), the South Derbyshire Strategic Flood Risk Assessment and Derbyshire County Council Landscape Assessment and Areas of Multiple Environmental Sensitivity study together with on-going and historic consultation responses in respect of the identified options from local utilities and infrastructure providers and local residents as well as relevant consultation with local schools and the Local Education Authority.

ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design, location and layout of potential sites. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their extent, detailed design and implementation. For example traffic impacts from a scheme would be

based on an assumption about the number of dwellings to be provided on the site, and the phasing of site build out. However actual impacts may vary where actual delivery is different to that assumed by the Authority, where delivery rates are faster or slower than that assumed or where other measures to restrain traffic generation are built into the scheme.

iii Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is role of EIA (where this is deemed necessary). This is likely to be required to support the design and delivery of larger strategic sites allocated in the Plan. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites.

iv Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Consultation on these matters remains on-going and the SA will be updated once further information regarding the effects is available.

Potential Mitigation Measures Identified During the Review

v Mitigation measures could include:

- The inclusion of a detailed policy in the Local Plan to ensure that new development is bought forward alongside green infrastructure, National Forest Planting and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- The inclusion of an appropriate affordable housing policy could ensure the adequate delivery of affordable homes on proposed housing sites.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing capacities and constraints could reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in Swadlincote.
  The inclusion of a suitably worded transport policy in the Plan could ensure that new development provides access via a range of transport modes
- The inclusion of a design policy that specifies requirements for new housing developments to include space for refuse storage, compost bins and community bring sites could help increase recycling and reduce the amount of waste sent to landfill.
- The inclusion of an appropriate SuDS policy could minimise water pollution and flood risk
- The inclusion a suitably worded design or amenity policy in the Plan could minimise noise and light pollution

- The inclusion of a detailed design policy ensure building design is sustainable and appropriate to the wider area, and has regard to National Forest design principles could be included in the Plan.
- The inclusion of a specific policy in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.
- A general landscape policy could help ensure landscape impacts associated with development on preferred sites are minimised.
- The inclusion of an appropriate regeneration and contamination policy in the Plan could ensure appropriate site remediation prior to development.

6.10 ISSUE 9: HOUSING DISTRIBUTION OPTIONS IN RURAL AREAS

Table 6.9: Preferred Options Appraisal– Rural Areas

SA Objective	Preferred Options Appraisal	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Negative Short term Impact	All sites performed negatively in respect of the objective to avoid damage to designated sites or species. This is because all sites had potential to affect either protected species and/or non-statutory wildlife sites. Only sites located around Overseal and Netherseal have the potential to affect a statutory wildlife site, the River Mease Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), impacts would result from foul water discharges to the local sewerage system which in turn discharge to the Mease. The river has limited capacity for receiving additional foul flows). Impacts from development in this location are likely to be **negative** and of **moderate** to **major** significance depending on their location, however as no strategic sites are proposed in the southern villagesimpacts are likely to be **negative** and of **minor** to **moderate** significance. The inclusion of an appropriate policy to ensure biodiversity gain and sustainable urban drainage should be included in the Plan to ensure longer term benefits associated with new development can be secured. In addition directing strategic level development away from the Mease or restricting growth to levels that can be accommodated within the existing headroom consents of Netherseal and Overseal. Waste Water Treatment Works could help safeguard the integrity of the SAC. **Long term**, and subject to mitigation impacts would be **positive** and of **minor** significance.
to provide decent and affordable homes that meet local needs	Major Positive Impact	Locating an appropriate amount of growth in villages could meet local housing needs identified in the Strategic Housing Market Assessment. The scale of the sites, in relation to the existing settlements coupled with the potential to deliver both market and affordable housing (coupled with the relative lack of new housing development in many villages in recent years) would make a significant contribution to meeting local housing need. Accordingly the provision of limited homes in village locations throughout the District would have a **major positive** impact against this SA objective.

to improve the health and well-being of the population	Minor Positive Impact	Most sites are located relatively close to existing healthcare facilities although in many instances provision can be in adjacent villages. In addition sites could also deliver new affordable housing which could have a benefit on the wellbeing of local residents. In addition development could support the delivery of new open space and informal leisure opportunities or could link to existing green infrastructure or rights of way. Impacts would be **positive** and of **minor** significance. The inclusion of appropriate policy in the Plan will ensure that improvements to existing healthcare facilities are secured through a general infrastructure policy. Requirements to deliver new PROW and to connect up to existing PROW could be required through the inclusion of walking and cycling policies in the Plan.
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	Contributions from new housing developments could help deliver infrastructure improvements to alleviate traffic congestion. However no specific strategic transport issues have been identified within the villages although there are some local issues in a small number of villages such as Hatton, Etwall, Repton, Willington and Melbourne. The redevelopment of one site (former Aston Hall Hospital) could significantly reduce incidents of antisocial behaviour and secure the regeneration of this site. The inclusion of general design and transport policies could ensure that new developments contribute towards and improving community safety and reducing crime. The inclusion of an appropriate regeneration policy could also support the reuse of previously developed sites. Impacts are expected to be **positive** and of **minor** significance.
to improve educational achievement and improve the District's skills base	Uncertain	Further development in the District's rural areas could be served by existing secondary schools including John Port in Etwall and Chellaston Academy in Derby City. Capacity is therefore constrained and development would need to be supported by appropriate school place provision. In addition primary school provision is highly constrained in some villages, for example Hilton. However given the uncertainty in respect of school place provision and given growth could act in combination (both spatially and temporally) with development in the in the City, and to a lesser extent in Swadlincote an **uncertain** impact in respect of this issue has been identified. The Authority will seek to document the additional school places required to support growth and what extensions, or new facilities are required through the emerging Draft Infrastructure Delivery Plan and Part 2 Local Plan.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	All the sites would perform positively against this objective. This view has been taken because all potential development locations could deliver significant new affordable and low cost market housing provision thus tackling deprivation related to housing access. Overall impacts are considered **positive** and of **minor** significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and	Neutral Minor Positive Impact	All of the sites identified have relatively good public transport provision and could provide opportunity to improve access to local walking and cycling routes. In addition all the villages capable of accommodating strategic level of growth have at least one local shop, primary school and access to nearby open space or leisure provision. However in most cases, new residents would need to travel to access major employment (with the exception of Hilton and Hatton), secondary school provision (except for Etwall); although in most cases additional local facilities are located in nearby villages or larger centres such as Swadlincote, Burton on Trent and Derby City (including local centres). Impacts from development against this objective are considered **neutral** to **minor positive** significance. The inclusion of an appropriate transport policy could help ensure that new developments are well served by new or existing bus services and /or connectivity to local walking and cycling routes. Subject to mitigation effects are anticipated to be **positive** and of **minor** significance.

sustainable travel or non-travel choices.		
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	New development in rural areas could have an **uncertain** impacts in respect of schools capacity, sewerage capacity and road infrastructure, although it is likely that the scale of growth would, in most cases, be more modest in the villages, than within Swadlincote or on the edge of Derby City. Public transport provision is relatively limited across the villages in south Derbyshire, and whilst some growth could support existing bus or train services (in Willington or Hatton) opportunities for non-car travel are likely to be more restricted. The inclusion of appropriate transport policies in the plan should seek to maximise opportunities for delivering public transport and walking and cycling provision in the villages.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Positive Impact	Growth within and on the edge of identified villages over the plan period will deliver notable levels of development which could help underpin the local construction industry, most likely during the early part of the plan period due to the likely modest scale of sites in these areas. In addition, the increase in local residents as a result of development in rural areas could help provide labour for existing and new small rural based businesses. In Hatton growth could help to provide an opportunity for workers to live close to Nestle (which has recently expanded), whilst growth in Hilton and Etwall would be well related to existing employment areas which have plots remaining for development. Similarly sites in the north eastern part of the District would be well related to strategic employment sites in Castle Donington and Derby Commercial Park, whilst villages centrally located would be well related to Toyota in Willington and the Global Technology Cluster (Infinity Park, Derby). Impacts are considered **positive** and **moderate** significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Moderate Positive Impact	New development could help provide new homes close to existing or proposed employment sites such as Infinity Park, Dove Valley Park, Hilton, Hatton and Castle Donington. Impacts would be **positive** and of **minor** to **moderate** significance. In addition the inclusion of appropriate farm and rural diversification policies in the Plan could help to facilitate appropriate economic development (including from private homes) and could help enhance the performance of this option.
to enhance the vitality and viability of existing town and village centres	Minor Positive Impact	The provision of new development within existing key service villages could help support existing local shops, public transport provision and other facilities by increasing the number of local residents living within the villages. Impacts would be of **minor** significance and **positive**. The inclusion of an appropriate policy to safeguard village shops and other services could help ensure that existing services are protected unless it can be demonstrated that these are no longer viable.
to improve the quality of new development and the existing built environment	Uncertain	Most sites are greenfield although a small number of previously developed sites have been identified through the SHLAA including former Aston Hall Hospital and Hilton Depot. The site in Aston in particular is in a poor state and is affecting the setting of the nearby grade 2* listed Aston Hall. The redevelopment of this site could contribute positively to the local built environment. Hilton Depot was previously used as a Ministry of Defence depot. Sites elsewhere are greenfield and could have potential to affect listed building or other heritage feature depending the location, nature or scale. Impacts from development are considered **uncertain.** However given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new development the inclusion of appropriate policies in the plan to improve design could include: - A general design excellence policy - SuDS policy to ensure flood risk is not increased as a result of development

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		- Biodiversity policy to deliver biodiversity gain - Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape character including through appropriate landscaping and screening - An appropriate policy to ensure heritage assets are not significantly affected by new development. Subject to the inclusion of the above policies in the Plan development could have reduced impacts on local townscape and in some circumstances could have **positive** impacts on the built environment.
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	New development across all sites would lead to a general increase in waste generation during the construction and use of sites although this would occur irrespective of the distribution strategy for the new homes. There is the potential for site demolition and remediation at the former Aston Hall Hospital and Hilton Depot sites. this could give rise to construction and demolition waste for which there may be potential to reuse on site. There are also a small number of sites identified which have been subject to historic tipping or potential minerals extraction around the villages. Impacts are therefore **uncertain.** The inclusion of appropriate design and site remediation policies could enhance the performance of this option.
to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	New development would lead to a general increase in the usage of natural resources (aggregates and building materials etc.) although this would occur irrespective of the distribution strategy for the new homes. Brownfield sites at Aston and Hilton may provide opportunity to offset the need for primary won minerals where existing materials from derelict buildings and roads can be reclaimed. No opportunities to reduce resource use elsewhere have been identified. Growth in some areas could increase the need to travel to access local services, facilities or employment, although this is uncertain and would in any case be affected by local infrastructure provision and site design and implementation. Overall impacts are **uncertain.**
to reduce water, light, air and noise pollution	Minor Negative Impact)	None of the sites identified through the SHLAA in key service villages will be located close to any designated air quality management areas. There would be potential for increased diffuse pollution to local water courses during construction and site use, impacts within the River Mease catchment could potentially affect the integrity of the SAC without adequate surface water management, although impacts would be restricted to sites in the southern villages around Overseal, Netherseal, Lullington and Smisby and no growth is proposed in this general area. There could be some potential for increased noise and light pollution complaints as a result of housing development across all sites due to the proximity of proposed housing to existing residential/commercial areas, although development around Melbourne and Aston could be especially impacted by noise due to the proximity to East Midlands Airport, Doning Park and local minerals workings. Prior to mitigation, impacts outside of the Mease catchment are likely to be **negative** and of **minor** significance. Subject to appropriate mitigation as follows **minor, negative** effects/**no significant residual impacts** are considered likely: - Directing strategic level developments away from the River Mease (to control waste water flows to local treatment works discharging to the SAC) - The inclusion of an appropriate SuDS/water quality policy in the Plan to ensure no unmitigated discharges of surface water to local drainage ditches - The inclusion of an appropriate design or amenity policy to reduce noise and lighting pollution resulting from new residential and road development - The inclusion of a suitable remediation/contamination policy in the Plan to ensure appropriate site remediation.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Major Negative Impact	All sites, with the exception of the former Aston Hall Hospital site and Hilton Depot site are likely to deliver new homes within the Plan period on greenfield sites and will lead to the loss of previously undeveloped land. Cumulatively development in the villages will have a **moderate** to a **major negative** impact in respect of this sustainability appraisal objective.

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to reduce and manage flood risk and surface water run-off	Moderate Negative Impact	Proposed development in some rural communities (especially those in the Trent and Dove Valleys) could lead to increase incidents of flood risk. However, few villages are fully at flood risk and steering development away from flood zones in accordance with national planning policy could reduce the flood risk. Overall effects are likley to be negative and of moderate significance. However there could be potential for some new homes in key villages to be located fully in areas at flood risk, such as Hatton, or to reuse previously developed sites where sustainability benefits outweigh flood risk. Although in such instances development would need to be 'exceptional' be consistent with national policy. Subject to appropriate mitigation (including the provision of flood defences), impacts would be **negative** and of **minor** significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	New development within, and on the edge of key villages, would be served by some local services, facilities and public transport providing opportunities for lower carbon use than developments in isolated rural locations. However overall impacts from development would be **negative** and of **moderate** significance (with residents more likely to travel to access key services compared to residents in Swadlincote or on the edge of Derby City). However limited growth could meet local community need and help sustain existing local services. The inclusion of appropriate mitigation as follows could partially reduce impacts against this SA objective: - Promoting sustainable travel choice and alternative travel options and growth in locations well related to new or existing employment or local and communities facilities and services. - Including transport policy to ensure new development connects up to existing cycle paths and public rights of way - Reducing flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout. - Ensuring the provision of appropriate open space and green infrastructure. - Encouraging the delivery of onsite renewable energy of low carbon technologies especially in more rural areas without access to gas. Subject to the inclusion of relevant policies in the plan to reduce and manage climate change, residual impacts would be **negative** and of **minor** to **moderate** significance.
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	New development in the villages could impact cultural heritage assets such as listed buildings, historic parks and gardens, conservation areas, or scheduled ancient monuments. The potential for impacts is likely to be determined by the scale, nature and location of potential sites Overall impacts are **uncertain** although villages most likely to be affected by development are Melbourne, Ticknall, Repton, Kings Newton and Shardlow**.** However the inclusion of appropriate landscaping and heritage protection policies in the Local Plan could reduce the significance of any likely effects on heritage features.
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Uncertain	The potential to improve access to cultural heritage features would be largely dependent on the location of development and the opportunities to secure improved access and interpretation of features and assets. Effects are **uncertain**. The inclusion of an appropriate heritage protection policy and walking and cycling policies could help enhance the performance of the plan.
to conserve and enhance the District's landscape and townscape character	Minor to Major Short term Landscape Impact Uncertain Long term Impact	Development could have a **minor** to **major negative** impact in respect of landscape sensitivity with sites around the central part of the District and around Ticknall and Calke which is most sensitive to development according to the Areas of Multiple Environmental Sensitivity Mapping undertaken by Derbyshire County Council. Other sensitive landscape included villages located in the Needwood and Derbyshire Claylands in the north west of the District. The overall level of impact would be dependent on the scale, nature and location of development. Subject to the inclusion of appropriate landscape policies to protect existing landscape features, and secure new planting and other screening, impacts could be reduced in the long term. New housing developments could have **positive** effects on townscape in Hilton and Aston (where the regeneration of previously used sites is

	Uncertain townscape Impacts	secured) and uncertain effects elsewhere. Overall impacts are uncertain and would be partially affected by the design of development and its relationship with existing development. The inclusion of appropriate design and green infrastructure polices could potentially enhance plan performance.

How the Assessment was Undertaken and the Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Strategic Housing Land Availability Assessment (SHLAA), housing site summaries, the HMA Strategic Housing Market Assessment, Local Housing Needs Studies, the HMA wide area transport modelling, the Council's GIS constraints mapping, historic environmental assessment data supporting recent planning applications on committed sites (where this remains relevant and up to date), the South Derbyshire Strategic Flood Risk Assessment and Derbyshire County Council Landscape Assessment, Areas of Multiple Environmental Sensitivity study and village landscape character assessment work together with on-going and historic consultation responses in respect of the identified options from local utilities and infrastructure providers and local residents as well as relevant consultation with local schools and the Local Education Authority.

ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design and layout of potential. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their detailed design and implementation. For example traffic impacts from a scheme would be based on an assumption about the number of dwellings to be provided on the site, and the phasing of site build out. However actual impacts may vary where delivery is different to that assumed by the Authority.

iii Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is role of project EIA which is likely to be required to support the design and delivery of large scale strategic sites allocated in the Plan (where an EIA is deemed necessary). However, without such detail it does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites.

iv Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Consultation on these matters remains on-going and the SA will be updated once further information regarding the effects is available.

Potential Mitigation Measures Identified During the Review

v Mitigation measures could include:

- Include a detailed policy in the Local Plan to ensure that new developments is bought forward alongside green infrastructure and on site biodiversity gain to deliver wider ecological enhancement
- The inclusion of an appropriate affordable housing policy in the Plan
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints and quantifies infrastructure requirements to support growth in the villages.
- The inclusion of a transport policy in the Plan to ensure that new development provides access via a range of transport modes and where appropriate improves access to non-car modes through the provision of new bus services or walking and cycling routes
- Consider the inclusion a retail policy in the Plan to control the loss of existing rural shops and services
- The inclusion of an appropriate regeneration policy to ensure that development on previously used sites ahead of greenfield sites is supported by the Plan.
- The inclusion of a design policy that specifies requirements for new housing developments to include space for refuse storage, compost bins and community bring sites
- The inclusion of a design policy to ensure that new development reflects local character
- The inclusion of an appropriate SuDS policy to minimise urban diffuse water pollution and flood risk
- The inclusion of a suitably worded design or amenity policy in the Plan to minimise noise and light pollution
- The inclusion of a specific policy in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.
- A general landscape policy could help ensure landscape impacts associated with development on preferred sites is minimised.

6.11 ISSUE 10: EMPLOYMENT LAND OPTIONS OUTSIDE OF THE DERBY URBAN AREA

Table 6:10: Increased Provision		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Options**
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Short term Moderate Negative Impact Long term Minor Positive Impact No Geodiversity Effects	Most commercial sites identified in the Plan will be located on greenfield sites although most of these sites are already commitments and as such are likely to come forward even in the absence of the Local Plan being prepared. Based on information available for these sites there will no impact on statutory wildlife sites although developments could have potential to affect protected species including, Bats, Breeding Birds, Badgers, and Great Crested Newts although these could be lessened through the adoption of appropriate construction practices. Overall short term effects are likley to be **negative** and of **moderate** significance. It is likely that temporary impacts from construction could be offset in the longer term by new habitat creation, which could deliver biodiversity gain across the sites in the longer term. Further development may offer opportunity to address biodiversity targets included in Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure Provision and contribute towards National Forest tree planting and habitat creation targets.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Overall Effect	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. **No impacts identified.**
to improve the health and well-being of the population	Minor to Moderate Positive Impact	Development sites around Swadlincote and Drakelow are well related to urban areas where there is relatively high levels of unemployment and/or higher than average deprivation. These sites could contribute to an improvement in the wellbeing of local communities. Sites at Dove Valley Park and Hilton are less well related to nearby communities, although pockets of deprivation are located in Hilton and the north western parishes. However increased provision elsewhere (around the A38/A50 junctions) is likely to perform poorly against this option. However given that the sites identified around Willington are far larger than the identified employment need for the district it is unlikely that sites will be located in this location to 2028. Where new employment provision is located close to existing settlements it could make a **minor** or potentially **moderate** contribution to improving the health and wellbeing of local residents. Mitigation measures to ensure sites are accessible surrounding communities could improve the performance of the Council's preferred option.
to improve community safety and reduce crime and fear of crime	Uncertain	New development could contribute towards highway capacity/safety improvements although the potential for such improvements would depend on the location of preferred sites and the capacity of existing infrastructure. Impacts are **uncertain**.
to improve educational achievement	No Overall Effect	Additional employment land provision could indirectly help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have

and improve the District's skills base		any notable impact on the districts skills base although where sites are well related to locations with low levels of skills or qualifications this may have a slight benefit. **No impacts identified.**
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	The provision of new employment sites, or retention of existing sites in Swadlincote or the northern villages along the A50 or A38 could provide some new employment opportunities in South Derbyshire. Locating businesses close to new and existing communities will improve the accessibility to employment provision and could help tackle deprivation In Swadlincote, Burton on Trent and Hilton/Hatton, southern edge of Derby and other rural communities. Impacts are considered **positive and of minor** significance.
Material Assets		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor to Moderate Positive Impact	The provision of new (additional) employment land around the District could help access to jobs by providing a spread of sites throughout the District. Impacts are likely to be of **minor** to **moderate** significance and **positive.** Impacts could be enhanced by ensuring sites are well served by public transport. The Plan could also seek to ensure that new development delivers improvements to accessibility locally through the adoption of green travel plans, and where appropriate through developer contributions towards public transport, or walking and cycling routes.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	New employment development in South Derbyshire could be accessible to local communities by a means of different transport alternatives. However large scale development outside of the DUA may be less accessible in public transport terms than sites around the city and could increase reliance on private car use. Conversely however locating additional land across a range of sites in Swadlincote, Drakelow and Hilton would also provide opportunity for those living in more rural parts of the District to access jobs near to where they live. Overall impacts are considered **uncertain** and would be largely determined by the location of sites and how well they are served by public transport and other non-car modes.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate to Major Positive Impact	The provision of a wide variety of employment sites across a range of locations will allow the Authority to plan positively for the location, promotion and expansion of new and existing businesses and support regeneration and infrastructure as required by paragraph 21 of the National Planning Policy Framework. In particular the Council's preferred approach will provide a range of sites across multiple locations to meet identified employment needs. Impacts are likely to be **positive** and **long term** and of **moderate** to **major** significance. The inclusion of appropriate employment land policies to secure a mix of units on new sites, promote rural diversification and support extensions to existing businesses could enhance the performance of this option further.
to diversify and strengthen local urban and rural economies and create high quality employment	Moderate/ Major Positive Impact	The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban and rural locations and help create new employment opportunities. Impacts are considered **positive,** of **moderate** to **major** significance and would be **long term (the duration of the Plan).** Positive impacts could be improved further where an appropriate policy is included in the plan to safeguard existing employment sites including in rural locations and actively promote rural diversification.

opportunities		
to enhance the vitality and viability of existing town and village centres	Uncertain	New commercial development could have an **uncertain** impact on town and village centres, although this is dependent on the type of commercial developments planned. For example allowing large scale employment uses which have an ancillary retail element could undermine the viability of nearby retail facilities in Swadlincote or larger village centres. Conversely locating new employment close to existing town or village centres could support existing centres.
to improve the quality of new development and the existing built environment	Uncertain	New employment developments in South Derbyshire, could potentially contribute towards regeneration and townscape improvements across a number of brownfield locations including sites in Hilton, Woodville and Drakelow. However away from these areas employment provision would make limited or no contribution towards improvements in the public realm. In all cases however the full extent of any likely public realm improvements would be **uncertain** and dependent on the site design and the relationship between new and existing development. However given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new development the inclusion of appropriate policies in the plan to improve design could include: - A general design excellence policy - Energy efficiency policy to reduce energy use in new commercial buildings - SuDS policy to ensure flood risk is not increased as a result of development - Biodiversity policy to deliver biodiversity gain - Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening - An appropriate policy to ensure heritage assets are not significantly affected by new development.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Individual site performance is **uncertain** and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, and the behaviour of future site occupiers. However the careful design of sites could help reduce waste generated on site and promote recycling. Subject to the inclusion of an appropriate design policies which takes into account of the need for space for storage of waste, residual impacts during site use could be reduced.
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	It is not considered that the detailed location of specific sites will have a material impact on sustainable construction or resource use. **No impacts** based on the spatial distribution of employment sites considered likely.
to reduce water, light, air and noise pollution	Minor to Moderate Negative Impact	Increased commercial or business developments could have a **negative** impact of **minor** to **moderate** significance and are likley to lead to an increase in the levels of noise and light pollution complaints received by the Council although the exact level or nature of such impacts will be at least partially dependent on the design and occupation of employment schemes which come forward. It is likely that impacts could be partially mitigated by the inclusion of appropriate topic based policies in the Plan including: - SuDS provision to ensure water is 'filtered' prior to entering surface or ground waters - A sequential approach to development locating development away from sensitive locations such as air quality

		management areas (AQMAs) in Burton or outside of watercourse catchments where unacceptable levels of pollution are identified. - Locating unneighbourly employment development away from new or existing homes unless noise, light and odour impacts can adequately addressed. However subject to the inclusion of policies to reduce or mitigate the environmental effects of development residual impacts are likely to be **negative** and of **minor** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor to Moderate Permanent Negative Impact	Accommodating additional employment growth outside of the DUA is likely to lead to the loss of some greenfield sites although the extent of losses would depend on the sites selected for inclusion in the Plan. However based on the overall level of need identified by the Authority (69 ha) and having regard to the fact that 54ha will be accommodated on existing sites anticipated losses are unlikely to exceed more than 15ha. Impacts are likely to be **negative** and of **minor** or **moderate** significance. The inclusion of a previously developed land first policy could help ensure that greenfield losses are minimised.
to reduce and manage flood risk and surface water runoff	No Effect	A number of sites in Hilton are is partially located in an area at flood risk, although the careful design of this site could ensure no built development is located in flood zones. Elsewhere sites are located away from significant areas of risk. All sites could contribute to increased surface water flood risk elsewhere although the inclusion of suitable SuDS could ensure that sites do not increase flooding to surrounding properties or land **no significant residual impacts** are likely.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor to Moderate Negative Impact	An increase in new businesses will lead to an aggregate increase the production of GHGs in South Derbyshire. However new employment could also provide opportunity for the Districts residents to work closer to where they live as well as provide opportunities to improve green Infrastructure close to existing communities. Overall the impacts of new employment development are considered **negative** and of **minor** to **moderate** significance**.** However Plan effects could be partially mitigated by: - Promoting balanced growth (promoting new homes and businesses in locations well related to each other and existing communities). - Promoting sustainable travel choice and alternative travel options - Reducing flood risk and the contribution of new development towards flood risk through appropriate site design and layout. - Ensuring the provision of appropriate open space and green infrastructure Following mitigation residual impacts are likely to be **negative** and of **minor** significance.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	The development of new employment within the district could have an effect on the cultural, architectural or archaeological resources of South Derbyshire. However the potential for affects is not fully understood as it will be determined as much by the detailed design and siting of development. However growth at Dove Valley Park, Woodville Regeneration Area and Drakelow could be visible from nearby conservation areas or affect listed buildings depending

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		on site design and layout. However in respect of Woodville development could offer potential to safeguard the existing 'at risk' grade 2* TG Green site and improve the setting of a number of listed buildings. Overall the effects of this option are **uncertain**. Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and improve the likelihood of developments having a positive impact on cultural heritage facilities.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The development of new employment could have a detrimental impact in respect of cultural heritage, but could also provide opportunity to safeguard and improve existing heritage features and access to them. Impacts are **uncertain** and would be largely influenced by the detailed design of sites. The inclusion of an appropriate heritage policy could provide for the protection of sites and would reduce the likely effect of this policy option in respect of heritage assets.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Moderate Short term Negative Impact Minor Negative Longterm impact Uncertain Townscape Impact	New employment and commercial development proposed within this option would give rise to negative impacts on landscape by virtue of the strategic scale of the development likely and the likely requirement for limited development on greenfield sites. However impacts are likely to be most significant during the construction and early occupation of sites. Where appropriate mitigation (mounding, strategic tree planting etc.) is secured as part of a development scheme it is likely that effect would lessen over time as planting matures. However, initial impacts are identified as **negative** and of **moderate** significance, although with appropriate site design and layout and mitigation residual Long-term impacts could be of **minor** significance. In respect of townscape most employment development will take placewithin existing employment land commitments, with only limited development on new sites. Overall townscape impacts would be **uncertain** and could vary across sites, although there is potential to realise **positive** townscape impacts on the Woodville and Drakelow Sites.

How the Assessment was Undertaken and the Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of this options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data, which informed the assessment, included the Council's Annual Monitoring Report, the Strategic Employment Land Availability Assessment (SELAA), Employment Land Assessments, census data, NOMIS Data, the Housing Market Area Employment Land Review, (as updated), transport modelling and the councils GIS constraints mapping and other appropriate evidence as well as historic consultation responses in respect of the identified options.

ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific layout, scale and nature of development of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on the detailed design and end use of sites. For example traffic impacts from a scheme would be based on an assumption about end users on site and the phasing of site build out. However effects may vary where actual delivery is different to that assumed by the Authority, where sites are used differently to those anticipated by the Authority (for example for warehousing rather than industrial use) or where delivery rates are faster or slower than that assumed by the planning authority.

Potential Mitigation Measures identified during the Review

iii Mitigation measures could include:

- The inclusion of a policy to secure biodiversity gain including through the provision of open space, habitat creation, SuDS and other Green Infrastructure on site to offset Biodiversity losses associated with development
- Ensuring that new development is accessible to new and existing local communities by a range of different transport modes.
- Ensuring strategic employment developments contribute towards the provision and improvement of local transport
- Including requirements for green travel plans and other measures to secure non-car travel and minimise traffic increases
- Bringing forward an Infrastructure Delivery Plan specifying additional infrastructure requirements necessary to accommodate growth.
- Including a design excellence policy within the Local Plan to ensure that new commercial developments reflect local character and good design principles
- Setting out a criteria based policy within the plan which sets out the circumstances where extensions to existing businesses will be supported by the Council.
- Including a suitable policy in the Plan to support farm and rural diversification and bring forward a mix of employment premises on site (such as starter units, freehold and leasehold etc).
- Including a cultural heritage policy in the Local Plan to ensure that new development does not have unacceptable impacts on local heritage features such as conservation areas, listed buildings, archaeological assets or scheduled ancient monuments.
- Including an appropriate amenity policy in the plan to control noise, light, air quality and water quality impacts of new development.
- The inclusion of flood risk management policy to minimise flood risk and secure SuDS provision on strategic employment sites,
- Ensuring appropriate contaminated land and instability policies are included in the Local Plan to ensure sites are remediated ahead of proposed development
- Including a climate change policy in the Plan to support on site renewable energy provision where appropriate and viable

- Including appropriate landscape policies to ensure new developments take account of local landscape character and landscape elements on site (such as existing trees, hedgerows, ponds) where these exist.
- Ensuring that an appropriate landscape policy is included in the Plan to secure new planting, bunding and other screening measures are delivered on strategic development sites.

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6.12 ISSUE 11 TRANSPORT OPTION OUTSIDE OF THE DERBY URBAN AREA

Table 6.11: Hybrid Approach		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Option**
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor Moderate Negative Short term Impact Minor Positive Long term Impact No Geodivers-Ity Effects	Initially it is likely that the Council's Preferred Transport Option will lead to the loss of greenfield sites as growth will need to be supported by the provision of new roads or other capacity enhancements (for example the Walton Bypass which will serve the consented Drakelow site). The proposed alignment of new routes to serve potential sites around Derby, Swadlincote or the rural villages are unlikely to affect statutory wildlife sites (unless growth is proposed within the Mease Catchment) although sites could affect non statutory sites (County Wildlife Sites or Regionally Important Geological Sites) and or protected species. Potential impacts are therefore likely to be **negative** and of **minor** or **moderate** significance. The inclusion of an appropriate policy in the Plan to ensure biodiversity gain and the provision of sustainable urban drainage would ensure longer term benefits associated with new road development can be secured. Subject to the inclusion of this policy new road delivery to support growth is likely to have a **neutral** or **minor positive long term**.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No overall effects (Potential positive Indirect Effect)	This preferred option would have **No direct impact** in respect of this option. However a mix of new road provision together with demand management and increased public transport provision and walking and cycling routes would facilitate greater level of growth in Swadlincote and the villages and would therefore support greater housing and employment land delivery. As such this option could have a **potential indirect positive effect** against this objective.
to improve the health and well-being of the population	Minor Positive Impact	The Council's preferred transport option for the non DUA will secure the delivery of improved cycleway and footpath connectivity together with capacity/safety improvements to the highways network. It could also support the delivery of enhanced public transport services. This option could therefore help improve opportunities for walking and cycling and could help resolve existing traffic congestion through demand management. Overall effects would be **positive** and of **minor** significance. Subject to the inclusion of appropriate transport or green infrastructure policies to enhance local walking and cycling routes impacts are expected to be **positive** and of **moderate** significance.

to improve community safety and reduce crime and fear of crime	Minor to Moderate Positive Impact	The provision of new dedicated cycle and walking routes together with highways capacity/safety improvements (such as junction improvements and improved visibility splays) would have a **positive** effect in respect of improving community safety. Fear of crime and vandalism could be reduced by carefully designed development within Swadlincote and the villages. Overall Impacts would be **positive** and of **minor** to **moderate** significance.
to improve educational achievement and improve the District's skills base	No Overall Effect	The Council's Preferred Transport Option would not have any identified direct or indirect effects in respect of this issue.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	The provision of new roads, demand management and improved public transport, walking and cycling routes would help link new employment and housing growth proposed in the Local Plan with existing facilities and services in Swadlincote, Burton on Trent and the key serviced villages. Improved access by a range of transport modes could have a **positive** effect of **moderate** significance in respect of tackling inequalities and deprivation within the plan period.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Moderate Major Positive Impact	Measures to increase transport choice coupled with demand management and the delivery of new road infrastructure could help improve access to employment, education, and shopping facilities in Swadlincote, Burton on Trent and key service villages (where service provision is across of network of proximate villages) to new and existing communities. Impacts are considered **positive**, and of **moderate** to **major significance**.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Major Positive Impact	The delivery of new road infrastructure and junction improvements around proposed development sites could help ensure that transport infrastructure is able to cope with traffic demands which will increase over the Plan Period (both as a result of growth and changes to road use by existing businesses and residents). The delivery of new walking and cycling routes could also reduce the need to travel by private car. Overall impacts are considered **positive** and of **major** significance The inclusion of a policy in the Local Plan to ensure new development is well served by public transport and walking and cycling routes could help enhance the performance of this option and ensure that demand management and non-car transport measures are integrated into emerging development schemes.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Minor to Moderate Positive Impact	The provision of new transport routes together with increased public transport provision, the delivery of new walking and cycling routes and demand management could ensure local businesses have easy access to local labour markets and could help protect existing highways capacity. It could also improve links to the local and strategic highways networks and support the delivery of further employment land close to Swadlincote, Burton on Trent and Hatton/Hilton. Overall impacts are considered **positive** and of **minor** to **moderate** significance.
to diversify and strengthen local urban and rural economies and create high	Minor Moderate Positive	The provision of new road infrastructure, together with demand management and improvements to non-car travel options (the provision of enhanced public transport, walking and cycling) could improve local highways capacity and support the delivery of further employment land around Burton on Trent, Hilton and Dove Valley Park. Impacts would be **positive** and

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quality employment opportunities	Impact	of **moderate** significance.
to enhance the vitality and viability of existing town and village centres	Minor Moderate Positive Impact	Measures to improve access to Swadlincote, Burton on Trent and Key Service villages via improvements to public transport provision or the wider road network could have a beneficial effect against this objective as it would allow new and existing residents, shoppers and workers to access local centres by a range of transport modes. However demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on parking or delivery times. These could deter some people from using services or facilities in Swadlincote or the larger villages. However, given that there are presently no proposals to introduce such measures overall impacts are likely to be **positive** and of **minor** to **moderate** significance.
to improve the quality of new development and the existing built environment	Minor to Positive Impact	Demand management and increasing non car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of large-scale car parking in new development and improving accessibility. Impacts are considered **positive** and of **minor** significance. The inclusion an appropriate design policy to ensure new development is not dominated by road design could ensure that new development contributes to improvements in urban design. Residual Impacts would be **positive** and of **minor** significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Overall Effect	This preferred option **would have no direct impact** in respect of this sustainability issue.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Moderate Negative Impact	A significant element of the council's preferred transport option for Swadlincote and the villages is the delivery of new road infrastructure together with improvements to existing routes and junctions to increase capacity. Clearly this will facilitate additional road use and will create capacity to accommodate the housing and employment growth proposed in Swadlincote, at Drakelow Park and key service villages within the District. However demand management together with measures to improve public transport provision and deliver new walking and cycling routes could help ameliorate the worst impacts of increased road usage. However overall the effects of a hybrid approach to accommodating transport requirements in the non-DUA are likely to be **negative** and of **minor** to **moderate** significance. The inclusion of an appropriate transport policy in the Local Plan to ensure new development provides new residents with a choice of different transport modes could help enhance the performance of this option and ensure that demand management and non-car transport measures are integrated into emerging development schemes. Residual impacts would be **negative** and of **minor** significance.
to reduce water, light, air and noise pollution	Minor to Moderate Negative Impact	New road development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution within and on the edge of existing settlements. It is likely the significance of these effects can be largely controlled through the detailed design and alignment of new routes and the specific location of proposed built development. In particular further growth at Drakelow Park could exacerbate air quality management areas (AQMAs) within Burton following completion of the Walton on Trent Bypass. In addition new roads within or around Swadlincote could lead to an increase in diffuse pollution entering local watercourses. The development of new road and cycling infrastructure could also increase levels of light pollution where routes are lit for safety reasons. Overall it is likely that this option would

		have a **minor** to **moderate negative** effect against this objective. However subject to: - The inclusion of appropriate SUDS policy in the Plan to ensure that surface water generated by impermeable areas is adequately treated prior to discharge - The inclusion of appropriate design or amenity policies to minimise noise and light pollution during route construction and operation; and - The inclusion of an appropriate transport policy to ensure new development provides a choice of different transport modes The performance of the Council's preferred transport option would be **negative** and of **minor** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Negative Impact Permanent	The provision of new transport routes around Drakelow, Swadlincote and key villages could lead to the loss of greenfield land although clearly much of this land would be in proposed development sites and would form part of the road infrastructure needed to serve those sites. Impacts would be **negative** and **moderate** significance. However in combination with wider development (i.e. the Council's preferred housing and employment land options in the non DUA) road delivery would have an indirect **major negative** impact against this objective as it would, in effect, allow further large scale development across the District in areas which could not otherwise accommodate significant growth.
to reduce and manage flood risk and surface water run-off	Minor to Moderate Negative Impact	Highways improvements, together with new public transport infrastructure could increase impermeable hard surfaces, or alter local landform etc. This in turn may alter flood risk locally. Impacts are considered **negative** and of **minor** to **moderate** significance. However subject to mitigation to be achieved through: - The inclusion of an appropriate flood risk policy to target new infrastructure to areas at lowest risk of flooding - A SuDS policy to ensure that new development does not increase flood risk elsewhere No significant residual impacts are likely.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	The provision of new roads (as part of a wider suite of transport measures), incombination with proposed housing and employment growth is likely to increase private car usage locally. Impacts are likely to be **negative** and of **moderate** significance. However the effects of this option could be partially offset by promoting sustainable travel choice through a requirement for development to be supported by travel plans. Subject to mitigation residual impacts are likely to be **negative** and or **minor** to **moderate** significance.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor to Moderate Negative Effect	New road and public transport infrastructure provision outside of the Derby Urban Area could have a **minor** or **moderate negative** impact on conservation areas or listed buildings and other cultural heritage assets although such impacts would be dependent on the location, scale and nature of new roads or other transport infrastructure built. The inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
to improve access to the cultural	Minor	New road provision together with the creation of new walking and cycling routes in Swadlincote or rural parts of the District

heritage of the district for enjoyment and educational purposes	Positive Impact	could provide opportunity to improve connectivity to heritage assets located close to proposed housing and employment sites including around Woodville and Swadlincote. Impacts are **minor** and of **positive** significance.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Short Term Moderate Negative Impact Long Term Minor to Moderate Negative Impact	New road construction could have a **negative** impact on landscape or townscape character both during construction and operation. Overall Impacts are likely to be more significant during the construction phase, and would be of **moderate** significance However, subject to the inclusion of design policy in the plan to ensure that road developments do not dominate new housing or employment sites; and the inclusion of an appropriate landscape policy to ensure new developments are bought forward with appropriate screening such as tree planting and mounding, long term residual impacts from further road, cycling and walking routes would be **negative** and of **minor** to **moderate** significance.

How the Assessment was Undertaken and the Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data includes site summaries for employment and housing sites, transport modelling for the HMA and other evidence and expert opinion provided by the County and City transport teams, as well as the Council's GIS constraints mapping, Derbyshire County Council landscape character assessment and other appropriate evidence as well as historic consultation responses in respect of the identified options including that supplied by the Highways Agency and the Highways Authority (Derbyshire County Council).

ii The key technical difficulty encountered in undertaking the appraisal is the complexity involved in undertaking transport modelling, with each run of modelling requiring significant preparation and investment in terms of finances and time. This modelling has slowed the plan preparation process as it is not possible to model the transport impact as you go along by adding new variables to the model as circumstances change. As such the Authority has sought to work with stakeholders to identify its preferred growth strategy and commenced modelling based on this strategy.

iii As with all models assumptions have been made about baseline conditions and how these will change as a result of the actions proposed, or in this case existing traffic levels and the traffic generation assigned to new development. However, there is a risk that such assumptions could introduce errors or bias into the modelling work. Further there is a risk that the effects of development could vary where actual delivery is different to that assumed by the Authority, where sites are used differently to those anticipated (for example for warehousing rather than industrial use) or where delivery rates are faster or slower than that assumed by the planning authority. However, in order to reduce such risk the HMA Authorities have appointed suitably qualified transport modellers with the expertise to undertake this technical work on behalf of the Local Planning Authorities and respective Highways Authorities.

iv It is worth noting that modelling work undertaken by the HMA Authorities runs to the period 2026, whilst the Local Plan runs to 2028. The 2026 end date reflects the existing Derby Area Transport Model (DATM) and represents a realistic proxy for the 2028 Local Plan end date without requiring costly and time consuming updates to the model.

v Detailed information on the transport modelling methodology can be found on the Council's website here.

Potential Mitigation Measures Identified During the Review

vi Mitigation to be delivered through the South Derbyshire Local Plan is as follows:

- Priority could be given to non-car based options for dealing with network capacity problems, with new road provision only considered where all alternative options for reducing congestion had been exhausted and include a requirement for appropriate Travel Plans to be submitted to the Authority in support of strategic developments
- The inclusion of an appropriate transport policy in the Plan could specify that new developments including highways developments make adequate provision for walking and cycling with new routes connecting up to existing Public Rights of Way network (including those within the National Forest) wherever possible
- The inclusion of a biodiversity policy to protect important habitats and species and secure appropriate green infrastructure, tree planting and habitat creation
- The inclusion of a general amenity policy to ensure that effects associated with light, noise and water and air pollution are minimised through good design.
- The inclusion of an appropriate design policy to ensure that new development is not designed around highways schemes
- The inclusion of a flood risk policy in the Plan to direct new developments (including infrastructure) to areas at lowest risk of flooding.

- The inclusion of a water quality/sustainable urban drainage policy in the Plan to ensure that new development does not increase flood risk on site and contributes towards improvements in water quality locally.
- The inclusion of a general heritage protection policy in the Plan to protect heritage assets such as listed buildings, conservation areas, scheduled ancient monuments, and historic parks and gardens and their settings from harm.
- The inclusion of a general landscape policy to ensure that appropriate landscaping is secured to screen new road and other developments

6.13 ISSUE 12: REGENERATION IN SWADLINCOTE AND WOODVILLE

Table 6:12: Employment Led Regeneration

SA Objective	Summary of Preferred Option Performance	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Shorterm No Effect Longterm Minor or Moderate Positive Impact	The site currently has limited biodiversity interest. There are no statutory or non-statutory wildlife sites within or adjoining the site and it is served by waste water treatment sites which do not discharge to the River Mease Catchment. A small part of the southern area drains to the Mease which is located 7km to the south. Japanese Knotweed was recorded during a phase 1 ecological survey in 2015. There are no identified geological features on site. **No significant impacts** are expected as a result of new development. Subject to the inclusion of appropriate biodiversity, SuDS, regeneration/contamination polices and a National Forest policy in the plan it is likely that impacts from site regeneration would be **positive** and of **minor** to **moderate** significant over the **medium** to **long term** .
to provide decent and affordable homes that meet local needs	Minor Positive Impact	Employment led development does not preclude an element of residential development on the site, particularly fronting roads around the site, or on greenfield land to the east of the site. However given the constraints on market housing delivery explicit within this option and having regard to viability issues and the need to bring forward expensive infrastructure on site it is unclear whether this option could sustain notable affordable housing provision. Impacts would be **positive** and of **minor** significance.
to improve the health and well-being of the population	Minor to Moderate Positive Impact	New development on the site could offer opportunities to formalise existing permissive walking routes across the site and deliver green infrastructure and public open space within the site. Impacts would be **positive** and of **minor** to **moderate** significance. Subject to the inclusion of policies in the plan to bring forward appropriate Green Infrastructure, National Forest or walking and cycling routes to improve connectivity with National Forest PROW network and other footpaths around the site, residual impacts would be **positive** and of **moderate** significance.
to improve community safety and reduce crime and fear of crime	Minor Moderate Positive Impact	The regeneration of this site would help tackle relatively high levels of vandalism and antisocial behaviour recorded in the area and reported in the Council's previous South Derbyshire Crime and Disorder Strategy. Impacts would be **positive** and of **minor** to **moderate** significance. Subject to the inclusion of an appropriate design policy to ensure that crime is 'designed out' in new developments impacts could be **positive** and of **minor** to **moderate** significance.
to improve educational achievement and improve the	Uncertain	Given the limited housing delivery expected under employment led development on the site it is possible that this site could increase demand for school places. As such an **uncertain** effect from the regeneration of this site against this SA objective is recorded. However, there are known primary school constraints in Woodville. As such this issue will therefore be kept under review and updated to reflect further clarification about

District's skills base		schools capacity and potential housing capacity of this site.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate to Major Positive Impact	New employment provision could help improve job opportunities for residents living in nearby communities, some of which have higher than average levels of deprivation such as Woodville, Church Gresley and Albert Village) It addition new development could also help provide access to jobs and other services in an area which has seen significant employment land losses in recent years (TG Green, Qualitas, Mason Cash, Rose Hill Works, etc.). Impacts are considered **positive** and of **moderate** to **major** significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Moderate Positive Impact	The provision of new employment land will increase the number and spread of employment sites locally and hence should help improve the accessibility of employment provision within an area which has experienced significant employment land losses in recent years. The regeneration of the site could also improve access through and around the site and the wider Swadlincote and Woodville area as a result of new road infrastructure provision. Impacts are considered **positive** and of **moderate** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate to Major Positive Impact	The provision of the Woodville Regeneration Route would enable the surrounding road network including clock island to operate more efficiently although where additional road capacity is delivered this may indirectly encourage further use of cars and other road infrastructure. In addition the provision of new walking and cycling routes across the site could enable residents around the site greater transport choice for accessing local jobs and other facilities. Overall Impacts are likely to be **positive** and of **moderate** to **major** significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate to Major Positive Impact	Employment led regeneration of the Woodville regeneration area (which is already partially an established employment area) could help secure the future of existing employment areas and bring forward new employment provision locally. It is considered that employment led regeneration would contribute towards economic growth within the wider Swadlincote area and would help improve the general appearance and attractiveness of an existing commercial area within the town. Impacts are **positive**, of **moderate** to **major** significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Moderate to Major Positive Impact	Redevelopment of the Woodville Regeneration area could help improve existing employment sites within the area and would provide additional employment land provision helping to strengthen the local employment market. Impacts are considered **positive,** of **moderate** to **major** significance.
to enhance the vitality and	Minor to	This site is adjacent to Swadlincote Town Centre and could help improve linkages to and views from the town centre and provide new

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viability of existing town and village centres	Moderate Positive Impact	employment close to the existing centre. Impacts are considered **positive** and of **minor** to **moderate** significance. However in order to ensure that retail developments do not come forward within the site, the mix of uses on site would need to be carefully controlled.
to improve the quality of new development and the existing built environment	Moderate to Major Positive Impact	Securing the regeneration of this site would provide opportunity to improve the character and townscape of this area. In particular the regeneration of this site could improve the character of land around the A511 and Clock Island and Woodhouse Street. Impacts are considered **positive** and of **moderate** to **major** significance although would be dependent on the exact nature and scale of regeneration proposals that come forward. Subject to the creation of a design brief to help ensure townscape improvements within and immediately around the site impacts would be expected to be of **major** significance.
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Remediation of this site could lead to the generation of contaminated soils or other materials during construction where materials cannot be used on site. An **uncertain** impact is therefore identified. However it is likely that any reuse of this site would have broadly similar impacts.
to promote sustainable forms of construction and sustainable use of natural resources	Minor to Moderate Positive Impact	There are no minerals safeguarding issues on this site as it has historically been worked for minerals. The reuse of the site which is poorly restored and not in productive use could also reduce the need to release greenfield agricultural land elsewhere in the District. Impacts would be **positive** and of **minor** significance. The inclusion of appropriate waste, energy efficiency and design policies in the Plan could help ensure developments are designed to minimise resource use both during construction and operation.
to reduce water, light, air and noise pollution	Minor Positive Impact	Within the Woodville regeneration area new development could offer opportunities to improve air, noise, water pollution and drainage locally but could lead to increased light pollution or noise complaints where new residential elements of employment led schemes are located close to existing or proposed noisy businesses. Overall impacts are considered **positive** and of **minor** significance although clearly the exact nature of impacts would be based on the detailed design of any proposals. Impacts may be capable of enhancement through the inclusion of appropriate SuDS, design and amenity policies in the Local Plan.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Positive Impact	The reuse of land in the Woodville regeneration area for employment led development could reduce the need for agricultural or other greenfield land for development elsewhere Impacts are **positive** and of **moderate** significance.
to reduce and manage flood risk and surface water run-off	Minor to Moderate Positive Impact	There are known surface water flooding issues within the Woodville Regeneration Area and the regeneration of the site could allow existing surface water drainage to be significantly improved. As such impacts are considered **positive**, of **minor** to **moderate** significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Negative Impact	The regeneration of the site would lead to a slight increase in GHG emissions in aggregate terms, although effects could be minimised through the inclusion of appropriate design, energy efficiency, transport, flood risk and climate change policies in the Local Plan. Overall effects are likley to be **negative** and of **minor** significance.
to protect and enhance the cultural, architectural and	Minor or Moderate Positive	The regeneration of the site for employment led development could help safeguard a number of listed buildings which are of cultural importance to the town (including the 4 Grade 2* listed bottle kilns at TG Greens which are 'at risk'). As such this site could ensure that at risk buildings are found a new use and a restored. Regeneration could also have a positive impact on other surrounding listed buildings located in the vicinity

archaeological heritage of the district.	Impact	including a local Church, a further bottle kiln and Bretby Art Pottery. Impacts are considered broadly **positive** and of **minor** to **moderate** significance**,** but would be dependent on the extent to which sites can be preserved and safeguarded and the extent to which any regeneration could contribute to a general improvement of the wider area including roads which surround the site. Subject to the inclusion an appropriate heritage protection policy in the Plan impacts could be of **moderate** significance.
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Moderate Positive Impact	The redevelopment of the Woodville regeneration area offers opportunity to safeguard a number of listed buildings located in the site (including the 4 Grade 2* listed bottle kilns at TG Greens). It could also allow the development of facilities for interpretation of the sites historic industrial past. Impacts are considered **positive**, and of **moderate** significance. The development of design brief or development plan document to set out design parameters and could help enhance **positive** effects
to conserve and enhance the District's landscape and townscape character	Minor Negative Short term Impact Positive Minor or Moderate Long term Impact	The reuse of surplus land within this area could increase flexibility and employment land delivery in the Plan period and could help reduce pressure for additional employment land provision on greenfield sites on the edge of Swadlincote. It could also help integrate this area into the countryside that lies beyond. Regeneration of the site could also significantly improve local townscape improvements within and around the site. Short-term impacts (during construction) are likely to be **negative** and of **minor** significance. However in the longer term the redevelopment of this site could have positive impact both in respect of townscape and landscape. Impacts are likely to be of **minor** to **moderate** significance depending on the detailed design and layout of the scheme. It is likely that impacts could be enhanced through the inclusion of an appropriate Landscape, National Forest and townscape or design policy within the Local Plan.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the option was reviewed systemically against the Sustainability Appraisal Objectives included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Woodville –Swadlincote Area Action Plan preferred options report (2008), HMA wide transport modelling, the Council's GIS constraints mapping, the South Derbyshire Strategic Flood Risk Assessment and Outline Water Cycle Study, the River Mease Water Catchment (provided by the Environment Agency) together with on-going and historic consultation responses in respect of the identified options from local utilities and infrastructure providers, local schools, Education Authorities, and other stakeholders and members of the public.

ii The key technical difficulty encountered in undertaking the appraisal related to uncertainty about the specific layout, scale and nature and land use mix of the site. This inevitably adds some uncertainty to the appraisal process. This uncertainty is significant as the actual effects that regeneration of the site could have on the environment, local communities and the economy could vary depending on site design and implementation. For example traffic impacts from a scheme would be based on an assumption about the mix of employment, housing and other

uses on the site. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites, for example through the inclusion of design and other topic policies within the Plan.

Potential Mitigation Measures Identified During the Review

iii Mitigation measures could include:

- The inclusion of regeneration policy to be included in the plan dealing specifically with this site It could ensure that biodiversity gain and townscape character improvements are secured.
- The inclusion of a green infrastructure and or National Forest policy to ensure site regeneration is bought forward alongside open space tree planting and other appropriate habitat creation.
- The inclusion of a biodiversity policy to ensure any biodiversity losses are fully mitigated and site biodiversity is improved in the longer term.
- The inclusion of a design policy to ensure building design is sustainable and reflects local character and good design principles.
- The inclusion of an amenity policy to minimise external lighting in new development and to locate new development away from sensitive receptors in terms of noise, air quality and odour.
- The inclusion of a landscape policy to ensure new development reflects local character and does not have unacceptable impacts on local Landscape
- The inclusion of heritage policy to ensure that new development does not significantly effect cultural and heritage assets.
- The inclusion of a flood risk/surface water policy to direct development away from areas at higher risk of flooding and ensure the use of sustainable urban drainage systems in new development
- The inclusion of a contaminated land or remediation policy to ensure sites are appropriately remediated ahead of proposed development.
- The inclusion of walking and cycling policy (linking back to the GI policy) to ensure that residents/workers have access to a range of non-car transport modes.
- The inclusion of a infrastructure policy to reflect the requirements set out in the Infrastructure Delivery Plan including the need for this site to deliver phase 2 of the Woodville Regeneration Route

6.14 ISSUE 13 STRATEGIC DISTRIBUTION

i No preferred option identified as the District Council, through its Local Plan is unable to allocate or determine this form of development project which is nationally significant and would be determined by the Secretary of State directly.

6.15 REVIEWING THE POTENTIAL FOR THEMATIC OPTIONS

6.16 ISSUE 14 DESIGN EXCELLENCE

Table 6.13: Design Excellence

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Moderate Major Positive Impact	The inclusion of an appropriate design policy could help ensure that all new development is designed around landscape elements on site helping to preserve biodiversity on site at the design and construction stage. The inclusion of new green infrastructure, habitat creation and tree planting which could be specified in a design excellence policy and could increase the diversity of habitats and species within the district over the medium to long term. Impacts would be of **moderate** to **major significance** and **positive.**
Population and Human Health		
to provide decent and affordable homes that meet local needs	Uncertain	Despite the inclusion of criteria to ensure the delivery of homes that meet local community need in BfL12, it was considered that a design policy could create some **uncertainty** in respect of affordable housing delivery, especially on sites where viability could be impacted by additional costs associated with high standards of urban design. By way of mitigation the Council will seek to include wording within any design policy to ensure that where viability could be affected by the additional cost of meeting BfL12 targets that the Authority will work with developers to deliver low or zero cost design enhancements to proposals sites. Subject to this mitigation the Authority considers that this policy would not undermine the objective of providing decent and affordable homes to meet local needs. Impacts would be **positive** and of **moderate** to **major** significance
to improve the health and well-being of the population	Minor Moderate Positive Impact	The inclusion of an appropriate design policy could help ensure that new development contributes to, and is well related to, existing and proposed open space and sports provision and other local facilities such as where need is identified. Impacts are likely to be **positive** and of **minor** to **moderate** significance.
to improve community safety and	Minor to	The inclusion of an appropriate design policy could help ensure that new development contributes to the creation of

reduce crime and fear of crime	Moderate Positive Impact	communities that feel safe and provide less opportunities for crime and antisocial behaviour, through for example the provision of public and private spaces that are overlooked, the inclusion of appropriate planting and street lighting and through the careful design of streets which can be used as social spaces. Impacts are likely to be **positive** and of **minor** to **moderate** significance
to improve educational achievement and improve the District's skills base	Minor Positive Impact	The inclusion of an appropriate design policy could help ensure that new development contributes to the creation of new or expanded social facilities close to where people live. It could also support infrastructure policies in the Plan. Impacts are likely to be **positive** and of **minor** significance
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor to Moderate Positive Impact	The inclusion of an appropriate design policy could help ensure that new development contributes to the creation of mixed communities with development which is well related to, and well served by existing or proposed local facilities. Impacts are likely to be **positive** and of **minor** to **moderate** significance.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Major Positive Impact	The inclusion of an appropriate design policy could ensure new homes and businesses are well related to public transport services and local community facilities and shops. In addition the inclusion of a design excellence policy could also support the delivery of new infrastructure and service where the need for such services can be demonstrated. Overall impacts are considered **positive** of **major** significance. Accessibility benefits could be supported through the inclusion of transport policy to require green travel plans to be submitted alongside 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)	Major Positive Impact	The inclusion of an appropriate design policy could ensure new developments support existing public transport provision and improve access by walking and cycling. In addition design policies could also support the delivery of new infrastructure and services where the need for such services can be demonstrated, which in turn could reduce the need to travel to access local services. Well -designed homes could also help provide accommodation which could allow residents to home work. Overall impacts are considered **positive** and of **major** significance. Accessibility benefits could be supported through the inclusion of transport policy to require green travel plans to be submitted alongside development.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	**No significant impacts** are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	**No significant impacts** are identified.

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to enhance the vitality and viability of existing town and village centres	Minor to Moderate Positive Impact	The inclusion of a design excellence policy in the Plan could help ensure opportunities to enhance the vitality of existing town and village centres or existing or proposed local centres including through ensuring that new developments are well related to and well served by existing or proposed services and facilities. It could also help improve connectivity to nearby retail services and facilities. Impacts would be **positive** and of **minor** to **moderate** significance.
to improve the quality of new development and the existing built environment	Major Positive Impact	The inclusion of an appropriate design policy would significantly improve the quality of all aspects of the design of new developments and the existing built development. Impacts would be **positive** and of **major** significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Minor Moderate Positive Impact	The inclusion of an appropriate design policy could help ensure adequate space is provided in new development for the storage of waste and recyclable materials and could therefore contribute towards helping site residents or occupier to recycle or compost waste. Impacts would be of **minor** to **moderate** significance.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Moderate Positive Impact	The promotion of sustainable construction and sustainable use of resource would be supported within a design excellence policy. In particular it would support the delivery of new development which is well served by local facilities and public transport. It could also support the delivery of efficiency and building regulations requirements. The inclusion of a design policy would therefore be positive and have a **minor** to **moderate positive** impact against this objective.
to reduce water, light, air and noise pollution	Minor Moderate to negative Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that diffuse water quality from new development is improved, for example through supporting requirements for SuDS within new development. In addition, a design policy could also have benefits in respect of controlling light or noise pollution effects. Impacts would be **positive** and of **minor** or **moderate** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Uncertain	The inclusion of a design excellence policy in the local plan could help ensure that where greenfield sites are required to deliver new homes and businesses sites are used efficiently. However onerous policy requirements could reduce overall site densities. Impacts are **uncertain**
to reduce and manage flood risk and surface water run-off	Minor to Moderate Positive Impact	The inclusion of an appropriate design excellence policy in the Local Plan could support wider policies in the plan to reduce flood risk associated with surface water generation. Impacts would be **positive** and of **minor** to **moderate** significance.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Positive Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that new development is well related to existing and proposed facilities and infrastructure and accessible by a range of transport modes. It could also contribute towards reducing flood risk, improving open space and improved energy performance through passive measures.
Cultural Heritage (including Architectural and Archaeological Heritage)		

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to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor to Moderate Positive Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that new development reflects local character and is sympathetic to locally present heritage features such as conservation areas and/or listed buildings. Impacts would be **positive** and of **minor** to **moderate** significance. The inclusion of an appropriate heritage policy could further enhance the protection of sites and would improve Plan performance.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Minor to Moderate Positive Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that new development reflects local character and is sympathetic to locally present heritage features. In addition it would encourage new developments to connect to existing urban areas and existing rights of way and wherever possible reuse locally important historic buildings within new development. Impacts would be **positive** and of **minor** or **moderate** significance.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor Moderate Positive Impact	The inclusion of a design excellence policy within the Local Plan could help reduce the initial impacts of development on the local landscape and townscape. For example, requiring development to follow design codes such as BfL12 could help the Authority work with developers to ensure that existing landscape features are integrated into new development and that site design reflects rather than detracts from local landscape character The inclusion of a landscape policy in the Plan could further reduce landscape effects by providing more detailed landscape protection and enhancement measures.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of design excellence was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments supported by relevant studies and evidence including the Council's Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses.

ii The key difficulties associated with this element of the appraisal relates to lack of long-term monitoring data in respect of urban design, and the quickly evolving nature of relevant legislation and design guidance, which makes predicting the performance of options difficult. In the absence of good quality data it is difficult to predict the likely effect of using a design policy informed by design code such as Building for Life to improve development. Nonetheless this assessment has been undertaken with the assistance of the Council's design excellence officer and predictions about the impact of a design policy based largely on professional judgement given the lack of evidence available.

Potential Mitigation Measures Identified During the Review

iii The Local Plan should include the following to help reinforce the performance of any design excellence policy to improve design:

- A viability clause to ensure that any design excellence policy to be included in the Plan does not undermine the delivery of sites which are of marginal viability.
- A flood risk/surface water policy to direct development away from areas at higher risk of flooding and ensure the use of sustainable urban drainage systems in new development
- A green infrastructure and/or National Forest policy to ensure new strategic development (and associated infrastructure) is bought forward alongside GI, tree planting and other appropriate habitat creation
- A biodiversity policy to require that new strategic development (and associated infrastructure) is bought forward alongside appropriate habitat creation to ensure any biodiversity losses are fully mitigated and site biodiversity is improved in the longer term.
- A walking and cycling policy (linking back to the GI policy) to ensure that residents/workers have access to a range of non- car transport modes.
- An amenity policy to minimise external lighting in new development and to locate new development away from sensitive receptors in terms of noise, air quality and odour.
- A heritage policy to ensure that new development does not have a significant effect on surrounding cultural and heritage assets and contributes to the enhancement of cultural and heritage policies wherever possible.
- A landscape policy to ensure new development reflects local character and does not have unacceptable impacts on local landscape and is enhanced wherever possible

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6.17 ISSUE 15: ENERGY EFFICIENCY AND SUSTAINABLE CONSTRUCTION

Table 6.14: Rely on Building Regulations		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Option**
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	**No significant impacts** are identified.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Effect	**No significant impacts** are identified.
to improve the health and well-being of the population	Moderate Positive Impact	After 2016 all new homes will be operationally carbon neutral and the costs of heating new dwellings will be substantially lower than existing housing stock. Given the scale of growth proposed over the Plan period, A significant proportion of the total housing stock (around a quarter) in the district is likely to meet zero carbon standards by 2028. This development will allow occupiers to heat their homes more cheaply than existing housing stock and could significantly reduce energy costs for many of the districts residents. This option would therefore have **moderate positive** impact against this objective
to improve community safety and reduce crime and fear of crime	No Effect	**No significant impacts** are identified.
to improve educational achievement and improve the District's skills base	No Effect	**No significant impacts** are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	Improved efficiency standards delivered through building regulations should reduce domestic energy usage and hence costs associated with heating new homes. This could help tackle fuel poverty for residents living in modern development. Impacts would be **positive** and of **moderate** significance

Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Uncertain	Relying on building regulations changes may allow developers time to adapt to higher energy efficiency requirements for new homes and may reduce financial burden on developers in the current economic climate. This may help ensure the delivery of sites with marginal viability in the short term and could allow other developer contributions such open space, sports facilities and education and health facilities to be prioritised although this is **uncertain** and **short term/temporary.**
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	**No significant impacts** are identified.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	**No significant impacts** are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	**No significant impacts** are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	**No significant impacts** are identified.
to improve the quality of new development and the existing built environment	Minor Positive Impact	Given the difficult economic climate and the marginal viability of some strategic sites in the district, waiting for building regulations to increase energy efficiency requirements of new homes could allow greater emphasis and resources to be targeted at urban design which remains a key priority of the Plan in the short term, whilst improving energy efficiency of new development post 2016. Impacts would be **positive** and of **minor** significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	**No significant impacts** are identified.

to promote sustainable forms of construction and sustainable use of natural resources	Major Positive Impact	Relying on building regulations will lead to a long term improvement in the sustainability of new homes and will improve construction techniques where efficiency improvements are delivered through building fabric improvements. However benefits could take longer to come forward. Impacts are likely to be **positive** and of **minor** to **moderate** significance over the plan period. It is likely that impacts could be enhanced through the inclusion of an appropriate design policy within the Plan.
to reduce water, light, air and noise pollution	Moderate Positive Impact	A recent tightening of water usage standards in new homes within building regulations and SuDS legislation means that relying on existing legislation alone would help reduce levels of water pollution by limiting overall water usage in new development (and hence foul discharges post treatment) and by ensuring surface water is 'treated' on site prior to discharge to local watercourses. Impacts would be **positive** and of **moderate** significance over the plan period. Impacts could be enhanced through the inclusion of tighter water quality, water efficiency targets in the Plan and the inclusion of amenity and design policies in the Local Plan.
to minimise the irreversible loss of undeveloped (greenfield) land	Uncertain	The Councils preferred option of relying on build regulations and other statute to deliver sustainability improvements to new development would have an **uncertain** impact against this SA objective. This is because some sustainable construction measures could reduce the overall density of new development, for example orientating buildings to improve solar gain or other passive design measures.
to reduce and manage flood risk and surface water run-off	Moderate Positive Impact	The introduction of SuDS legislation could help reduce the likelihood of surface water flooding on new development sites. Impacts would be **positive** and of **moderate** significance.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Temporary Positive Impact	The scale of growth proposed will lead to an aggregate increase in carbon emissions in the Plan period. The inclusion of a policy in the plan to support renewable energy and sustainable construction could ensure increases are minimised and would have a minor temporary positive impact compared to including no policy in the Plan. In addition the implementation of SuDS requirements required under the Flood Management Act 2010 coupled with a surface water drainage policy and green infrastructure policy in the Local Plan will partially mitigate the negative effects of additional housing and employment development in the district.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor Positive Impact	It is unclear whether increased energy efficiency standards and sustainable construction required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are **uncertain**. However the inclusion of appropriate design and heritage policies could help safeguard the historic character of the district.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	**No significant impacts** are identified.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor to Moderate Negative Impact	Increased energy efficiency requirements for new buildings could alter local townscape character or could push developers towards integrating new renewable energy infrastructure such as wind turbines or large scale photovoltaics into strategic development schemes, this could make developments more difficult to screen than would otherwise be the case. Impacts are likely to be **negative** and of **minor** to **moderate** significance.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of energy efficiency and sustainable construction was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including the Council's Annual Monitoring Report, the Council's GIS constraints mapping, the HMA Wide Cleaner Greener Energy Study, together with on-going and historic consultation responses.

ii The key difficulties associated with this element of the appraisal relates the quickly evolving nature of relevant legislation. Since this appraisal was undertaken the government has completed its housing standards review and this has concluded that local Authorities should not set out housing standards which go beyond existing building regulations in Planning Policy documents. On this basis there are no realistic options to seek higher energy efficiency standards in new developments beyond those which could be delivered through building regulations. . Nonetheless the above appraisal does indicate that higher standards could be benificial and as such the Council will keep this matter under review and should government policy change the Council will consider the appropriateness of updating its proposed Design SPD accordingly.

Potential Mitigation Measures Identified During the Review

iii The Local Plan should include the following to help reinforce the performance of any energy efficiency and sustainable construction policy to improve building performance.

- The inclusion of a design excellence policy could help ensure developers adopt sustainable construction techniques in bring forward new development
- The inclusion of an appropriate energy policy to support the development of appropriate energy infrastructure in the district. generation in the District
- The inclusion of a surface water policy requiring that sustainable urban drainage systems are included within new development in order to improve water quality by minimising diffuse pollution associated with urbanisation

- The inclusion of a water efficiency policy to reduce overall water usage, and in turn restrict total effluent discharged to surface waters in the district
- The inclusion of an amenity policy to minimise external lighting in new development and to locate new development away from sensitive receptors in terms of noise, air quality and odour.
- The inclusion of a green infrastructure and or National Forest policy to ensure new strategic development (and associated infrastructure) is bought forward alongside new development (this could make a minor contribution to urban cooling).
- Appropriate landscape and heritage policies to ensure that new development does not have a significant detrimental impact on surrounding cultural and heritage assets.

6.18 ISSUE 16 FLOOD RISK OPTIONS

Table 6.15: Allow Development in the Flood Plain Only in Exceptional Circumstances (as set out in the NPPF)

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Uncertain	New development in the floodplain could give rise to short term losses of BAP priority habitats and species, including post industrial sites, although development could also offer opportunity to improve green infrastructure networks locally. Impacts are **uncertain**. The inclusion of an appropriate biodiversity policy in the Local Plan could help ensure that any developments deliver long term biodiversity gain and prevent the fragmentation of green spaces or other ecological corridors within the floodplain.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Minor Positive Impact	Allowing new development including housing in the floodplain in exceptional circumstances could allow for new housing provision in all communities in South Derbyshire where there is an identified local need, including in those communities where flood risk exists across the whole settlement (i.e. communities such as Hatton, Scropton, Shardlow and Ambaston). Given the relatively small number of settlements which are wholly at flood risk impacts would be **minor** and **positive** significance.
to improve the health and well-being of	Minor	New development in the floodplain will increase properties located in areas at flood risk. This could impact of the wellbeing

the population	negative Impact	of new residents. Mitigation could be required in the policy consistent with that set out in the NPPF. For example that new development in at risk locations is: - Accompanied by a site based flood risk assessment which demonstrates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere. - Ensuring appropriate flood resilience and resistance, through the provision of safe access and escape routes. Subject to the inclusion of the above mitigation **no significant residual impacts** are likely.
to improve community safety and reduce crime and fear of crime	Minor Negative Impact	New development in the floodplain could lead to an increase in properties located in areas at flood risk. This could impact of the safety of local resident during flood events. Mitigation could be required in the policy consistent with that set out in the NPPF. For example that new development in at risk locations is: - Accompanied by a site based flood risk assessment - That new development is flood resilient and resistant and provides for safe access and escape routes Subject to the inclusion of the above mitigation **no significant residual impacts** are likely.
to improve educational achievement and improve the District's skills base	No Effect	**No significant impacts** are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	No Effect	**No significant impacts** are identified.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor Positive Impact	Allowing limited development (in exceptional circumstances), in the floodplain, could help support the provision of additional or enhanced facilities locally such as employment, retail or community facilities. Impacts are likely to be **positive** and of **minor** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	**No significant impacts** are identified.

to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	**No significant impacts** are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor to Moderate Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could work in tandem with a policy to allow extensions to existing businesses. Impacts would be of **minor** to **moderate** significance and could present opportunities to secure reductions to flood risk locally through direct measures to improve flood risk on site, or through financial contributions towards improvements to, or the maintenance of strategic infrastructure.
to enhance the vitality and viability of existing town and village centres	Minor Positive Impact	Provision of new development could help support existing local economies and secure funding for additional or enhanced facilities or services locally. Impacts would be **positive** and of **minor** significance.
to improve the quality of new development and the existing built environment	Minor Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites, or disused buildings can be bought back into reuse and do not blight local townscape character. Impacts would be **positive** and of **minor** significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	**No significant impacts** are identified.
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	**No significant impacts** are identified.
to reduce water, light, air and noise pollution	No Effect	**No significant impacts** are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor to Moderate Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites, or disused buildings can be bought back into reuse. Impacts would be **positive** and of **minor to moderate** significance.
to reduce and manage flood risk and surface water run-off	Minor Negative Impact	This option may allow limited new development in areas at flood risk (or future flood risk) where special justification exists. As such this policy could lead to an increase in flood risk. Impacts would be **negative** and of **minor** significance given that new development would be exceptional. However effects could be mitigated through requirements in any detailed policy to ensure that development is designed to reduce flood risk on and around the site. Post mitigation **no significant residual impacts** are identified.

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Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Negative Impact	This option may allow limited new development in areas which will be at flood risk in the future as a result of climate change where special justification exists. Impacts would be **negative** and of **minor** significance. However effects could be mitigated through requirements in any detailed policy to ensure that development is designed to reduce flood risk on and around the site. Post mitigation **no significant residual impacts** are likely.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	**No significant impacts** are identified.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	**No significant impacts** are identified.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites or derelict sites and/or disused buildings can be bought back into reuse and do not blight local townscape character. Impacts would be **positive** and of **minor** significance.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of water and flood risk was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including the Council's, Level 1 Strategic Flood Risk Assessment, the HMA Outline Water Cycle Study, the Derby HMA Water Position Paper, the Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses.

ii The key difficulties associated with this element of the appraisal relates to the fact that much of the flood risk modelling undertaken in South Derbyshire is relatively dated and in some cases includes inaccuracies. For example see here. In addition modelling on some water courses is more detailed than on others. For example data on the outline of the functional floodplain is included in the Council's Level 1 Strategic Flood Risk Assessment (SFRA) and in many cases is based on the 1:25 year outline. However this flood outline has not been modelled on all watercourses which has led to flood Zone 3 being assumed as being functional on some smaller watercourses. In short the SFRA therefore overstates the flood risk in some locations. However the modelling and data that does exist provides a starting point for making development planning decisions (and undertaking Sustainability Appraisal), however given that modelling may not always yield results that fully reflects real world effects the Council considers that there is a need to adopt a more flexible approach for managing flood risk and in line with national requirements and will expect all strategic developments to be supported by appropriate flood risk assessments.

Potential Mitigation Measures Identified During the Review

iii The Local Plan should include the following:

- A flood risk/surface water policy to direct development away from areas at higher risk of flooding within development sites and ensure the use of sustainable urban drainage systems in new development
- Any policy should require that new developments be resilient to flood risk through appropriate design and layout
- Any policy should seek to support long term objectives to improve water quality set out in the Water Framework Directive and restore watercourses to a more natural state where appropriate
- Any policy should require that new development is accompanied by site based flood risk assessment which demonstrates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere.

6.19 ISSUE 17: WATER SUPPLY OPTIONS

Table 6.16: Higher Standards: Specification of High Environmental Standards Relating to Water Supply[16]

[16] Subject to Housing Standards Review Consultation.

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Negative Impact	The receiving watercourses for treatment works located in Derby City, Claymills (Burton on Trent), Milton, Stanton, Coton Park and Overseal, Netherseal and Smisby are failing to meet water quality framework objectives. In addition the River Mease SSSI and SAC is failing to meet water quality standards set out in the Water Framework Directive and the Habitat Regulations in respect of nutrient loads. Poor water quality can have a negative impact on many species and habitats and unmitigated large scale growth could have a negative impact on designated sites and protected species. There is no large scale growth proposed in the River Mease SAC, nonetheless unmitigated growth outside of the Mease catchment could lead to a general decline in the quality of many of the District's watercourses as a result of point source pollution (direct discharges from treatment works). Impacts are **negative** and of **minor** to **moderate** significance. The inclusion of a water quality and flood risk policy in the Local Plan could further reduce diffuse pollution (general pollution form urban areas) from allocations and any windfall developments that come forward in the Plan period. Subject to mitigation **no significant effects** on designated species or habitats are likely.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Effect	**No significant impacts** are identified.
to improve the health and well-being of the population	No Effect	**No significant impacts** are identified.
to improve community safety and reduce crime and fear of crime	No Effect	**No significant impacts** are identified.
to improve educational achievement and improve the District's skills base	No Effect	**No significant impacts** are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	The average Severn Trent Water bill is £335 per annum. By reducing water usage by around 1/3 (and by dealing with surface water on site rather than draining it to Severn Trent's sewerage network) average water bills could be reduced by more than £100 per annum for a typical household. This could help make water services more affordable and would benefit residents who live in modern accommodation. Impacts would be **positive** and of **minor** significance.
Material Assets		
To improve local accessibility to	No Effect	**No significant impacts** are identified.

healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Minor Positive Impact	Reduction in water usage could help reduce water demand and waste water flows in to treatment works within or around the District. This could allow existing headroom at treatment works to accommodate greater levels of growth before further infrastructure investment is required. By way of example the measured dry weather flow (DWF) at Overseal treatment works is 379 m3/d. This treatment works has capacity to accommodate 275 dwellings before its DWF consent would be exceeded based on average water consumption per dwelling. However it could accommodate over 300 dwellings based on stricter water supply standards equivalent to 110 l/p/d.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	**No significant impacts** are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	**No significant impacts** are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	**No significant impacts** are identified.
to improve the quality of new development and the existing built environment	Moderate Negative Impact	A policy to reduce water usage in new development could help improve the design of new development by encouraging developers to adopt rainwater harvesting to meet water requirements or bring forward the installation of fittings which support lower water use on site. However given the scale of new growth coupled with existing demand for water it is likely that on aggregate water demand within the HMA as a whole would increase by around 10% within the Plan period. Impacts are considered **negative** and of **moderate** significance. The inclusion of a design policy in the Local Plan could help ensure developers deliver developments which minimise resource use through the inclusion of water efficient fittings and fixtures and reuse of surface water on site.
Soil, Water and Air		
to minimise waste and increase the	No Effect	A reduction in water usage could help reduce waste water flows in to treatment works within or around the District

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reuse and recycling of waste materials		including to Burton on Trent (Clay Mills) and Derby. This could further help reduce energy requirements for water companies and could encourage developers to adopt rainwater harvesting to meet stricter targets. Impacts would be **positive** and of **minor** significance.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Positive Impact	Improvements in water efficiency of new developments could reduce per person water usage by around ¼ compared to existing dwellings. Impacts would be **positive and of minor** significance. A direct reduction in water usage could also help reduce energy usage in treating and transporting potable and waste water.
to reduce water, light, air and noise pollution	Moderate Major Positive Impact	Increased water usage due to large scale growth would be partially mitigated by the adoption of stricter water usage standards in new development. This would help slow down the rate of additional discharges (which would reduce nutrients and other pollutants to local water courses – many of which do not meet environmental standards or targets). Impacts would be **positive** and of **moderate** to **major** significance compared to a Plan which does not make provision for reducing water demand. The inclusion of SuDS or surface water management policy in the Plan could ensure water is 'treated' ahead of discharge to local water courses and groundwater.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	**No significant impacts** are identified.
to reduce and manage flood risk and surface water run-off	No Effect	**No significant impacts** are identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Moderate Long term Positive Impact	Enhanced improvements to water efficiency in new buildings (demand management) will help water companies to manage future water demand (even taking into account water losses associated with climate change) and balance water supply and needs. Impacts would be **positive** and of **minor to moderate** significance and **long term** (beyond the plan period).
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	**No significant impacts** are identified.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	**No significant impacts** are identified.

Landscape		
to conserve and enhance the District's landscape and townscape character.	No Effect	**No significant impacts** are identified.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the Council's preferred option in respect of water supply was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including the, the water resource management plans for Severn Trent and South Staffordshire Water, the Catchment abstraction licensing strategies for the Districts rivers published by the Environment Agency, the HMA Outline Water Cycle Study, the River Mease Water Quality Management Plan, the Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses including with the water companies, environmental agencies and other key stakeholders.

ii The key difficulties associated with this element of the appraisal relates to the fact that water resource planning is undertaken by the relevant water companies in liaison with the Environment Agency and OFWAT. Water resource planning is not a function of the District Council and its role is limited to helping partnership agencies meet their own objectives and targets. In light of this, many of the assumptions made in this appraisal are that the water companies will be able to deliver the demand management and leakage reductions necessary to ensure that water supplies remain adequate for the plan period and that climate change predictions will be in line with expectations. Clearly however, there are significant uncertainties in respect of long term resource planning for water. Nonetheless the Authority is satisfied, given its desire to include a demand management policy in its plan that the assumptions which underpin the various resource strategies are sufficiently robust to allow the impacts of continued growth in respect of water resources to be understood up to the period 2028 and beyond.

Potential Mitigation Measures Identified During the Review

iii The Local Plan should include the following:

- The inclusion of a SuDS policy in the Local Plan could help reduce waste water flows to local sewage treatment works and could ensure that water treated on site does not lead to significant increases in nutrient and sediment loads in local watercourses.
- The inclusion of a design policy in the Plan could help ensure developers integrate water efficient fixtures and fittings in new development and encourage the reuse of surface water in order to reduce the need for water supplies from the mains.

6.20 ISSUE 18 WASTE AND SURFACE WATER OPTIONS

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Table 6.17: The Specification of High Environmental Standards Relating to Surface Water Drainage		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Option**
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Positive Impact	New development would increase surface water generation and will contribute towards diffuse and point source pollution in the districts rivers, however set against this the use of SuDS to could significantly improve the quality of surface water discharges, as nutrients, sediments and other pollutants could settle or be removes prior to discharge to water courses or discharge to ground. The provision of SuDS could also improve biodiversity on site and contribute towards the delivery of biodiversity action plan targets and species. Impacts would be **positive** and of **minor** to **moderate** significance. The inclusion of a water efficiency policy in the Part 1 Local Plan could further reduce water quality impacts from new development on the district's surface waters.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Effect	**No significant impacts** are identified.
to improve the health and well-being of the population	No Effect	**No significant impacts** are identified.
to improve community safety and reduce crime and fear of crime	No Effect	**No significant impacts** are identified.
to improve educational achievement and improve the District's skills base	No Effect	**No significant impacts** are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	No Effect	**No significant impacts** are identified.
Material Assets		
To improve local accessibility to	No Effect	**No significant impacts** are identified.

healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate to Major Positive Impact	The use of SuDs in accordance with national requirements could reduce wastewater flows to treatment works as surface water could be treated or stored on site and released directly in to local watercourses or discharged to the ground at controlled rates. Impacts are considered to be of **moderate** to **major significance** and **positive** as the separate collection and treatment of surface water would significantly reduce flows into the existing foul sewer network and would allow existing capacity or headroom within the sewer network and Waste Water Treatments Works to be utilised effectively.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	**No significant impacts** are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	**No significant impacts are** identified.
to enhance the vitality and viability of existing town and village centres	No Effect	**No significant impacts** are identified.
to improve the quality of new development and the existing built environment	Minor to Moderate Positive Impact	National requirements for dealing with surface water will help improve the quality of the built environment through providing opportunities to integrate GI and biodiversity gain into new development although there remains **uncertainty** about when enhanced SuDS requirements under the Flood and Water Management Act (2010) will be fully implemented. Post implementation impacts are considered and **positive** of **minor** to **moderate** significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	It is unclear whether national policy and guidance will promote rainwater harvesting of grey water recycling as part of the suite of measures to deliver sustainable urban drainage. Impacts are **uncertain.** The inclusion of a policy to promote the inclusion of rainwater harvesting or grey water recycling within a design policy may help improve the performance of this option.
to promote sustainable forms of	Moderate	Currently large scale developments on greenfield sites usually includes a basic SuDS scheme which treats water at

construction and sustainable use of natural resources	Positive Impact	source (usually by a system of engineered pipes which discharge to an attenuation pond before final discharge at greenfield rates to local watercourses) and as such a continuation of this policy would contribute towards the delivery of relatively sustainable construction. However following implementation of Schedule 3 of the Water and Flood Management Act, it is likely that developers will be required to provide SuDS schemes on smaller scale development projects and that these will be less engineered and more natural than many historic schemes. Impacts are therefore considered of **moderate** significance and **positive.** The inclusion of a requirement to work with developers and the SuDS approval body once Schedule 3 of the Act as implemented could enhance the performance of this option.
to reduce water, light, air and noise pollution	Minor Negative Impacts	The provision of SuDS on larger development sites (including strategic sites) would partially mitigate the impacts of surface water pollution by allowing the onsite treatment of water. However some impacts would still be expected on smaller sites, or where large sites discharge directly to local watercourses or without adequate attenuation, settlement or polishing of surface water. Impacts would be **negative** and of **minor** significance. The inclusion of a general water quality policy within Plan together with the implementation of schedule 3 of the Flood and Water Management Act would further reduce impacts of development. Subject to the above **no significant residual impacts** are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Negative Impact	Provision of SuDS schemes in new developments could increase greenfield land take and lead to lower density development. Impacts would be **negative** and of **minor** significance. However, the integration of SuDS within development sites could contribute to wider GI, biodiversity, open space and habitat creation objectives in the plan. Where such spaces are delivered as part of a site wide strategy and are multifunctional it is likely that land take solely for SuDS delivery can be avoided. The inclusion of GI, Biodiversity, Green Infrastructure, open space and design policies in the Plan could ensure that there are **no residual impacts** in respect of this SA object.
to reduce and manage flood risk and surface water run-off	Moderate to Major Positive Impact	Attenuation of surface water on site could significantly reduce flood risk within and around a new development sites by reducing the rate of discharge of surface waters into local watercourses. It could also reduce discharges to the foul water network by reducing flows into the sewer on previously developed sites. Impacts are likely to be **positive** and **moderate to major** significance. Flood risk could be further managed and impacts enhanced through the inclusion of an appropriate flood risk policy in the Local Plan.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Positive Impact	The reduction or control of surface water flows into local water courses could help reduce future flood risk which could occur as a result of climate change impacts, SuDS which discharge to ground could also help recharge ground water levels within stressed river catchments. Impacts are considered **positive** and of **minor** significance, but could be enhanced slightly through the inclusion of requirements in any SuDS policy to promote systems which mimic natural drainage patterns(rather than just discharge straight to local watercourses).
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	**No significant impacts** are identified.
to improve access to the cultural	No Effect	**No significant impacts** are identified.

heritage of the district for enjoyment and educational purposes		
Landscape		
to conserve and enhance the District's landscape and townscape character.	No Effect	**No significant impacts** are identified.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of options in respect of surface water drainage was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including, the South Derbyshire Level 1 Strategic Flood Risk Assessment, the HMA Outline Water Cycle Study, the Derby HMA Water Position Paper, the River Mease Water Quality Management Plan, the Preliminary Flood Risk Assessment produced by Derbyshire County Council, the Annual Monitoring Report, relevant Catchment Flood Management Plans, the Council's GIS constraints mapping, together with on-going and historic consultation responses including those from the water companies, The Environment Agency and the County Council as Lead Local Flood Authority and other key stakeholders.

ii The key difficulties associated with this element of the appraisal relates to the fact that since 2010 there have been significant policy and legislative changes in respect of Sustainable Urban Drainage and Flood Management. In particular the implementation of the Flood and Water and Management Act in April 2010 has sought to tackle the governments growing concerns about surface water flooding. However some parts of the Act have yet to be implemented. It is expected that Schedule 3 of the Act will be implemented in the near future. This will require the inclusion of sustainable drainage of surface water in developments that require planning approval or have drainage implications. It will remove the automatic right, established by the Water Industry Act, to connect to public sewers and instead gives powers to local authorities as Sustainable Drainage Systems (SuDS) Approving Bodies (or SAB's) to approve new drainage systems and their connection to public sewers. SAB's will assess proposed sustainable drainage systems in accordance with a new National Standard.

iii However, there remains some uncertainty as to whether Schedule 3 will come into force in this parliament (not least because of historic delays in the implementation of this part of the Act), moreover there remains some uncertainty about the capacity of Lead Local Flood Authorities to accommodate the additional administrative burden of approving and managing SUDS schemes as well as the scale of development which will require consent in respect of SuDS.

Potential Mitigation Measures Identified During the Review

iv The Local Plan should include the following:

- The inclusion of a water efficiency policy in the Local Plan could assist in the reducing diffuse water pollution impacts from new development and could help reduce foul and surface water flows into the sewer network and help preserve any headroom or spare capacity within Severn Trent's infrastructure.
- Any SuDS policy could require drainage systems to mimic natural drainage patterns through discharging to the ground where practicable and therefore help contribute towards ground water recharge and supporting base flows in local watercourses.
- The inclusion of a Design policy in the Local Plan could help ensure developers integrate water efficient fixtures and fittings in new development.
- The inclusion of general biodiversity habitat creation, open space and design policies in the Local Plan could ensure the delivery of multifunctional green infrastructure on site and could help ensure that development sites do not make inefficient use of land
- The inclusion of a requirement to work with developers, Lead Local Flood Authorities and SuDS approval body's once Schedule 3 of the Water and Flood Water Management Act is implemented could enhance the performance of any surface water management policy

6.21 ISSUE 19: AFFORDABLE HOUSING

Table 6.18: Increase requirement and inclusion of exceptions policy to accommodate delivery on greenfield sites in line with NPPF requirements

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites	No Effect	**No significant impacts** are identified.

and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District		
Population and Human Health		
to provide decent and affordable homes that meet local needs	Major Positive Impact	By lowering the threshold at which affordable homes will be required increased provision could be secured. By increasing the requirement for affordable homes and including an exception policy in the Plan, it would make a **major positive** contribution towards affordable housing delivery and would reduce the number of residents in the HMA whose housing needs are currently met through the private rented sector. However it is recognised that increased requirements could undermine some sites and the inclusion of a viability clause in any plan policy could help ensure that housing delivery does not stall where onerous requirements are set through policy.
to improve the health and well-being of the population	Moderate Major Positive Impact	The inclusion of a requirement for 30% affordable housing (gross) across all sites should allow the Authority to secure the affordable homes needed to fully meet the identified backlog and the need which that arise in the Plan period. This will allow residents access to homes that meet local needs and will make a significant contribution to the wellbeing of the district's residents. Impacts are considered to be **positive** and of **moderate** to **major** significance.
to improve community safety and reduce crime and fear of crime	No Effect	**No significant impacts** are identified.
to improve educational achievement and improve the District's skills base	No Effect	**No significant impacts** are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Major Positive Impact	The provision of additional affordable housing by requiring 30% of homes on sites over 15 units or 0.5ha will bring forward a greater number of homes to meet identified local need. Housing need in South Derbyshire is typically clustered around the Derby Urban Area and Swadlincote and South area where most growth is being sought. However additional growth is also being sought in village locations and housing need for these locations will be met partially through the Part 1 Local Plan and partly through a subsequent Part 2 local plan which will identify smaller residential sites. In the interim and in addition to the SHMA the inclusion of an exceptions policy in the (Part 1) Local Plan will provide flexibility to deliver affordable housing in appropriate villages where demand exists and sites are sustainable. As such the Council's preferred option consisting of Option 2 and a criteria-based policy is considered to have a **major positive** impact against this SA objective.
Material Assets		
To improve local accessibility to healthcare, education, employment	Minor Positive Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations well served by public transport and well related to existing local village centres would help ensure that homes to meet rural needs are sustainable. It would also ensure that future residents,

food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		many of whom may not have access to a car, are able to use nearby services and shops. Impacts would be **positive** and of **minor** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Minor Positive Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations well served by public transport would ensure that future residents (including those without access to a car) are able to access local facilities and services. Impacts would be **positive** and of **minor** significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	**No significant impacts** are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations could help increase demand (albeit on a limited basis) for nearby shops and services. Impacts would be **positive** and of **minor** significance.
to enhance the vitality and viability of existing town and village centres	No Effect	**No significant impacts** are identified.
to improve the quality of new development and the existing built environment	**Uncertain**	Policies to deliver affordable homes are likely to have an **uncertain** impact. Notionally it is likely that affordable homes would have no impact on general design, although onerous requirements could affected other aspects of site delivery including urban design.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	**No significant impacts** are identified.
to promote sustainable forms of construction and sustainable use of	No Effect	**No significant impacts** are identified.

natural resources		
to reduce water, light, air and noise pollution	No Effect	**No significant impacts** are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Negative Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in near urban rural locations is likely to lead to the loss of some greenfield land within the Plan Period. However given the exceptional nature of this approach to securing affordable homes, losses would be relatively modest. Impacts would be **negative** and of **minor** significance.
to reduce and manage flood risk and surface water run-off	No Effect	**No significant impacts** are identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effect	**No significant impacts** are identified.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations could impact on the setting of listed buildings or conservation areas which exist in many of the districts villages and surrounding areas. However impacts are **uncertain** and would be dependent on the location, scale and detailed design of developments. The inclusion of an appropriate design policy and heritage protection policy in the Local Plan could help minimise impacts on heritage assets as a result of new affordable housing delivery bought forward under any exceptions policy.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	**No significant impacts** are identified.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor Negative Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exceptions policy to secure the delivery of affordable homes in rural locations is likely to lead to limited further development on the edge of existing villages within the Plan period. However, it is unlikely that significant development will come forward under this policy as such impacts are likely to be **negative** and of **minor** significance. The inclusion of appropriate design and landscape policies in the plan could reduce the significance of this preferred option by ensuring appropriate site design, retention of local landscape elements and the delivery of appropriate landscape and screening.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. With respect to this issue key data which informed the assessment included The Derby HMA Strategic Housing Market Assessment, the Derby HMA Housing Requirement Study, the Council's Annual Monitoring Report, census data, mid-year population estimates, and historic consultation responses in respect of the identified options.

ii No difficulties were encountered in undertaking this assessment

Potential Mitigation Measures Identified During the Review

iii Mitigation measures could include:

- The inclusion of a criteria based policy to support exceptions site supported by appropriate evidence could help ensure that locally based housing requirements can be fully met, where strategic growth is not proposed in the Local Plan.
- The inclusion of an appropriate design policy in the Local Plan could help ensure that affordable homes on exceptions sites will not give rise to unacceptable impacts on local character
- The inclusion of an appropriate heritage policy in Plan could help ensure that affordable homes on exceptions sites will not give rise to unacceptable impacts on heritage assets or their settings.
- The inclusion of an appropriate landscape policy in the Plan could help ensure that affordable homes on exceptions sites will not give rise to unacceptable impacts on the local landscape.

6.22 ISSUE 20 AREA BASED APPROACH TO HOUSING MIX AND DENSITY

Table 6.19: Area based approach		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Option**
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	**No significant impacts** are identified.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Moderate Positive Impact	The Strategic Housing Market Assessment for the Derby HMA indicates that the greatest requirement is for 2- and 3-bedroom homes, with a higher requirement for smaller homes in the affordable sector; and stronger demand for larger family homes in the market sector. The inclusion of a specific area based policies could help ensure that the council is able to negotiate the appropriate mix of housing on site and this is monitored against identified need. Impacts are considered to be **positive** and of **moderate** significance.
to improve the health and well-being of the population	Minor to Moderate Positive Impact	This approach could allow the delivery of more flexible housing schemes. For example the provision of new bungalows which may need to be built at lower densities compared to sites typically submitted by developers. It could also allow for increased green infrastructure and open space provision which could improve opportunities for new and existing residents to access formal and informal recreation provision close to where they live. Impacts are considered to be **minor** to **moderate** significance and **positive**.
to improve community safety and reduce crime and fear of crime	No Effect	**No significant impacts** are identified.
to improve educational achievement and improve the District's skills base	No Effect	**No significant impacts** are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	No Effect	**No significant impacts** are identified.

Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Uncertain	Dispersed development on a significant scale could have potential to undermine efforts for reducing the need to travel by spreading out growth although this would dependent on the scale of growth, and the overall density of new developments. In contrast however lower density development could offer opportunities for new open space and other green infrastructure and recreation facilities on site. Impacts are **uncertain**.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	See above
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	**No significant impacts** are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	**No significant impacts** are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	**No significant impacts** are identified.
to improve the quality of new development and the existing built environment	Moderate to Major Positive Impact	This option would allow developments to be better designed and implemented to reflect local character, especially in many of the districts historic villages which are characterised by low density developments. In addition a flexible approach would allow higher density developments within existing largely built up areas which are well related to nearby services and well served by public transport services. Overall this policy would have a **moderate** to **major positive** impact in respect of helping to improve design quality. It could be further supported through the inclusion of appropriate design and heritage policies in the Local Plan.

Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	**No significant impacts** are identified.
to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	This policy could lead to the inefficient use of greenfield sites and could lead to greater resource use in respect of land take. However lower density development could help support the delivery of more sustainable homes, for example by allowing the development of homes which embrace passive heating and cooling, or onsite renewable or low carbon energy technologies (for example by reducing overshadowing by other properties which could increase opportunities for solar PV energy generation). Overall is considered impacts are **uncertain** and would be most likely to be determined by the detailed design and location of sites.
to reduce water, light, air and noise pollution	Minor to Moderate Positive Impact	An area based density approach may support the delivery of more land hungry and less engineered sustainable urban drainage schemes on site. This could provide opportunity to ensure surface water treatment mimics natural drainage patterns for example by discharge to ground (which allows water to be filtered and contributes to local water course baseflows and groundwater recharge) rather than attenuated in an engineered basin and discharged at an agreed rate directly to a local watercourse (which is the norm on existing sites within the district). Impacts are **positive** and of **minor** to **moderate** significance. The performance of this option could be enhanced by the inclusion of an appropriate surface water management policy in the Local Plan.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Negative Impact	A more flexible approach to building mix and density could lead to lower density development. This could trigger the need for additional greenfield releases to meet the districts full housing requirement. However, given that housing requirements for the Plan period are aimed mainly at smaller family homes (2 and 3 bed properties) and that even after a reduction in the smaller properties (such as flats and maisonettes), built on existing sites, densities have remained notably above the 30 dwellings per hectares recorded in historic monitoring periods, As such the Authority is considers that additional land losses above those already considered earlier in this appraisal would be **neutral**, or at worst could have a **minor negative** impact.
to reduce and manage flood risk and surface water run-off	Minor Positive Impact	Typically SuDS schemes have been included within larger greenfield developments within South Derbyshire. These have tended to consist of piped drainage systems which discharge into an attenuation pond which then discharges to a local water course at an agreed rate equivalent to local greenfield runoff rates. Clearly such schemes reduce flood risk but may not manage surface water generation fully within the site. Allowing lower density developments to come forward could help provide the space to deliver multifunctional SuDS systems which mimic natural drainage patterns and manage water within the site through discharge to ground. Impacts would be **positive** and of **minor** significance.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Uncertain	Less dense development patterns could provide beneficial impacts by allowing homes to be built to reduced energy requirements, for example by utilising passive solar gain, or appropriate shading. It could also assist in the delivery of green spaces and sustainable drainage systems on site which could provide areas of shade or contribute towards urban cooling of managing changes in food risk associated with climate change. Conversely however, lower density

		development on a large scale could lead to dispersed developments which may be more difficult to serve by public transport or non-car modes. Impacts are **uncertain.**
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minot Moderate Positive Impact	A more flexible approach to development could allow for low-density developments around areas of heritage importance such as listed buildings or conservation areas and could allow designs to reflect the historic character of surrounding areas Impacts are considered **positive** and of **minor** to **moderate** significance.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	**No significant impacts** are identified.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Moderate to Major Positive Impact	A more flexible approach to development, which could allow developers to design softer transitional areas between the urban edge and countryside and could assist in integrating new development into the wider urban area by reflecting the existing urban vernacular. Impacts are considered to, **positive** and **of moderate** to **major** significance.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of housing density, mix and town cramming was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including, the Derby Housing Market Area Strategic Housing Market Assessment update, The Derby HMA Strategic Housing Land Availability Assessment, the South Derbyshire Level 1 Strategic Flood Risk Assessment, the HMA Outline Water Cycle Study, the Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses including with other developers and other key stakeholders.

ii No significant difficulties were encountered in undertaking this part of the Sustainability Appraisal. However it is worth noting that the appraisal relies, in part, on anecdotal evidence about falling densities on larger housing sites. This seems to be a trend which has been picked up by the Council in its annual monitoring of completions, but at the time of writing only a single year's data was available which indicated a fall in

densities across large housing sites. Having reviewed recent planning permissions the Council is satisfied that this trend will feed through into completions, but will continue to monitor densities of new development going forward to test the assumptions made during this appraisal.

Potential Mitigation Measures Identified During the Review

iii The Local Plan should include the following mitigation measures in respect of this issue:

- The inclusion of an a sustainable construction or energy efficiency policy to ensure that new developments reflect the need to reduce energy and other natural resources including through design to allow passive heating and cooling and on site renewable and low carbon technologies.
- The inclusion of a SUDS policy which requires schemes mimic natural drainage patterns through discharging to the ground where practicable in order that surface water is dealt with on site.
- The inclusion of a design policy in the Local Plan could help ensure developers reflect local design character within new developments

6.23 ISSUE 21: SPECIAL HOUSING NEED

Table 6.20: Higher Targets on Specific Sites

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	**No significant impacts** are identified.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Moderate to Major Positive Impact	Encouraging the delivery of lifetime homes on specific sites would improve the quality of homes and their ability to meet the needs of the local community by ensuring that homes are built so that they can be adapted to meet residents changing needs. Targets could be set at a minimum requirement across all large sites over an identified threshold, but

		higher or lower targets pursued depending on the nature of the development, its location, locally identified need or viability. Impacts would be **positive** and of **moderate** to **major** significance.
to improve the health and well-being of the population	Moderate to Major Positive Impact	Encouraging the delivery of lifetime homes on specific sites over an identified size threshold in respect of lifetime homes would improve the adaptability and versatility of a notable proportion of new homes and improve their suitability to the changing needs of occupiers throughout their lives. Impacts would be **positive** and of **moderate** to **major** significance
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	The inclusion of a lifetime homes requirements could improve community safety by ensuring that homes are accessible for those with mobility issues both within and around the property. Impacts would be **minor** significance and **positive**.
to improve educational achievement and improve the District's skills base	No Effect	**No significant impacts** are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Moderate Positive Impact	Encouraging the delivery of lifetime homes on specific sites could help facilitate social inclusion and re duce deprivation associated with lack of appropriate and accessible housing. It could also provide one element of support to allow residents greater freedom to live independently. Impacts are positive and of **minor** to **moderate** significance.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor Negative Impact	The introduction of lifetime homes could increase the cost of developments, which could undermine the delivery of local facilities and services associated with development (i.e. open space community centres etc.). However whilst such additional cost could reduce general access to facilities it is noted that the delivery of lifetime homes could deliver a minor improvement to accessibility (both within and around new homes) for residents with restricted mobility. Subject to the inclusion of an appropriate viability clause impacts are likely to be broadly **positive** and of **minor** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	**No significant impacts** are identified.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	**No significant impacts** are identified.

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	**No significant impacts** are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	**No significant impacts** are identified.
to improve the quality of new development and the existing built environment	No Effect	**No significant impacts** are identified.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Minor Positive Impact	The provision of lifetime homes on some larger sites could help ensure that residents with mobility problems both have the space to store waste. It would also allow the fabric of new dwellings to be designed and constructed to allow easy adaptation. This could help reduce the need for significant alterations to building fabric which could generate waste during works. Impacts are **positive** and of **minor** significance
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	**No significant impacts** are identified.
to reduce water, light, air and noise pollution	No Effect	**No significant impacts** are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	**No significant impacts** are identified.
to reduce and manage flood risk and surface water run-off	No Effect	**No significant impacts** are identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effect	**No significant impacts** are identified.

Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	**No significant impacts** are identified.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	**No significant impacts** are identified.
Landscape		
to conserve and enhance the District's landscape and townscape character.	No Effect	**No significant impacts** are identified.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Derby HMA Strategic Housing Market Assessment update, the Lifetime Homes website and historic consultation responses in respect of the identified options.

ii Since the preparation of options considered in respect of special housing need, the government has undertaken a housing standards review and determined that the plethora of different standards sought through planning documents should be removed and housing standards defined through building regulation. This has effectively reduced the potential for securing lifetime homes through the Plan. Given that the only realistic option is to now rely on building regulations this will determine the Council's approach.

Potential Mitigation Measures Identified During the Review

iii Mitigation could include:

- The inclusion of a viability clause with in a special housing need policy or a standalone viability policy in the Plan to ensure that the deliverability of sites is not undermined by challenging requirements included in the policy.

6.24 ISSUE 22 TOWN CENTRES AND RETAIL

Table 6.21: Mixed use approach

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	**No significant impacts** are identified.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Effect	**No significant impacts** are identified.
to improve the health and well-being of the population	No Effect	**No significant impacts** are identified.
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	A more flexible approach to development in town and village centres could help tackle vacant units and improve footfall at all times of the day. This wider mix of uses would extend the hours during which town and village centres are used and would increase natural surveillance which could help reduce crime and fear of crime and antisocial behaviour.

		Impacts are likely to be positive and of **minor** significance.
to improve educational achievement and improve the District's skills base	No Effect	**No significant impacts** are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Uncertain	A more flexible approach to development in town and village centres could help reduce vacant units and provide a short term improvement in retail and leisure offer for shoppers who rely on Swadlincote town centre of other local or village centres in the District. However, without adequate controls the long term loss of A1 retail (shops) could undermine the viability of the Districts main town and village centres. Impacts are **uncertain**. In order to control losses any policy could seek to require marketing and other appropriate evidence to support the applications for the reuse of an A1 shop to other appropriate retail, leisure or community uses. Subject to the inclusion of such a clause within the Part 1 or subsequent Part 2 Local Plan impacts could be **positive** and of **minor** significance.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	No Effect	**No significant impacts** are identified.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	**No significant impacts** are identified.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Minor Positive Impact	A more relaxed retail policy approach could accommodate alternative retail or leisure uses, or even temporary use of retail space (for example for 'pop up shops') and could help strengthen local retail offer in the short term whilst supporting new business start-ups in the retail sector. Impacts would be **positive** and of **minor** significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	This policy would allow for a more flexible approach in accommodating retail or other appropriate town centre uses in town and village centres and could help create new employment in retail, services, catering and financial services industry. Impacts would be **positive** and of **minor** significance.

to enhance the vitality and viability of existing town and village centres	Uncertain	Flexibility in allowing non A1 use in the core retail area could have a positive impact on the vitality of shopping areas in the short term by helping to remove barriers faced by new non retail based businesses who may wish to occupy town centre locations. However, without adequate controls the long term loss of A1 retail (shops) could undermine the viability of the districts main town and village centres. Overall impacts are therefore **uncertain**. In order to control losses any policy could seek to require marketing and other appropriate evidence to support the applications for the reuse of an A1 shop to other appropriate retail, leisure or community uses. Subject to the inclusion of such a clause within Part 1 or Part 2 Local Plan impacts could be **positive** and of **minor** significance.
to improve the quality of new development and the existing built environment	No Effect	**No significant impacts** are identified.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	**No significant impacts** are identified.
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	**No significant impacts** are identified.
to reduce water, light, air and noise pollution	No Effect	**No significant impacts** are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	**No significant impacts** are identified.
to reduce and manage flood risk and surface water run-off	No Effect	**No significant impacts** are identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effect	**No significant impacts** are identified.
Cultural Heritage (including Architectural and Archaeological Heritage)		

to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	Flexibility in allowing non A1 uses in the core retail area could ensure historic buildings in Swadlincote town centre and village centres are kept in economic use. However changes of use could lead to the loss of traditional shop fronts in Swadlincote and villages such as Melbourne (for example if shops were converted to residential dwellings or offices) which in turn could impact on the broader character of the area. Impacts are **uncertain**. The inclusion of an appropriate design policy, possibly supported by a subsequent design SPD could help ensure negative effects associated with changes of use from shops do not occur.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	Flexibility in allowing non A1 use in the core retail area could ensure historic buildings in Swadlincote town centre and village centres are kept in economic use and hence are maintained and are publicly accessible. However changes of use could lead to the loss of traditional shop fronts in Swadlincote and villages such as Melbourne or the loss of public access to locally important buildings. Impacts are **uncertain**. As such it is not clear whether this policy could undermine objectives to improve access to heritage features.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Uncertain	Flexibility in allowing non A1 use in the core retail area could ensure historic buildings in Swadlincote town centre remain in economic use and are maintained. (Note Swadlincote Town centre is a conservation area and has been improved in recent years through a combination of public realm improvements and improvements to shops fronts supported via a grant scheme operated by a range of heritage organisations and managed by the District Council, whilst Melbourne Village centre is also a conservation area). However changes of use could lead to the loss of traditional shop fronts in Swadlincote and villages such as Melbourne (for example where shops are converted to residential dwellings or offices) which in turn could impact on the broader character and townscape of the area. Impacts are **uncertain**.

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. With respect to this issue key data which informed the assessment included information on vacancy rates in Swadlincote Town Centre (collected annually by the District Council), The Donaldson's Retail and Leisure Study for Swadlincote Town Centre (2005), The Swadlincote Town Centre Vision and Strategy. The Council's Annual Monitoring Report, and stakeholder responses to previous consultations regarding this issue.

ii No technical difficulties were identified during this appraisal, however it is recognised by the Council that the much of the data now held by the Council in respect of retail issues is now dated and in particular predates a number of major planning permissions for retail and leisure facilities in the District including, the development of a Morrison's Supermarket on part of the Wragg's Pipework's, the development of a cinema and number of large format shops, restaurants, a public house on the remainder of the Pipework's site, an implemented extension to Sainsbury Supermarket, the loss of the former Quiksave site to residential use in Swadlincote Town Centre, and unimplemented planning permission for large format retail in Swadlincote on the Council Depot site and the development of a medium sized supermarket in Hilton village.

Potential Mitigation Measures Identified During the Review

iii Mitigation measure could include:

- The inclusion of an appropriate design policy within the Part 1 or subsequent Part 2 Local Plan to help ensure that loss of shops or changes to shop fronts will not have an impact on the character of town and village centres.
- The inclusion of an appropriate heritage policy, should be included in the Local Plan to help control impacts on conservation areas which include significant area of retail (including Swadlincote and Melbourne)
- The inclusion of a marketing clause within any retail policy could help ensure that the loss of retail units is only permitted, where it can be demonstrated that premises have been adequately marketed

6.25 ISSUE 23: INFRASTRUCTURE

Table 6.22: Wider Developer Contributions and a combination of S106 and CIL

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites	Minor to Moderate	A mixture of Section 106 and CIL could ensure that flexibility remains to enhance green infrastructure and wildlife provision within the site. However using CIL could also allow improvements to or the management of sites located

and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Positive Impact	away from new development (and hence areas where pressure on existing green infrastructure could occur). Impacts would be further enhanced by allowing a broader range of development types to contribute towards new infrastructure. This could include within the River Mease SAC. Based on the selection of this hybrid option overall impacts are likely to be **positive** and of **minor** to **moderate** significance. The inclusion of a policy in the Local Plan to secure developer contributions from any windfall development in the Mease SAC could help ensure that new development does not affect the integrity of the SAC.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Moderate to Major Positive Impact	The continued use of Section S106 could help to provide new housing (including affordable housing provision). Affordable homes provision cannot be via CIL as it is not infrastructure. Impacts of this policy are considered **positive** and **long term** and of a **moderate** to **major** significance.
to improve the health and well-being of the population	Moderate Positive Impact	A mixture of Section 106 and CIL could ensure that flexibility remains to enhance informal and formal open space and leisure provision, accessible new habitat creation and health care facilities necessary to meet the requirement of local development, both on site, or where necessary offsite where pooled contributions are required for strategic scale infrastructure (for example contributions towards a local leisure centre). It could also create greater certainty regarding the timing and scale of infrastructure needed to support growth. Impacts would be **positive**, of **moderate** significance.
to improve community safety and reduce crime and fear of crime	Minor Moderate Positive Impact	A combination of s106 and CIL could provide opportunity to tackle crime or safety issues on and off site for example by supporting highways capacity/safety enhancements to local roads or the provision of new walking and cycling routes. Pooled funds could, in particular, help to create long distance cycling routes which facilitate greater number of cyclists using non-car based routes. Widening out developer contributions could enhance the performance of this option. Impacts would be positive and of **minor** to **moderate** significance.
to improve educational achievement and improve the District's skills base	Major Positive Impact	A combination of S106 and CIL could provide the most flexibility to deliver the new schools provision necessary to support housing growth. This is because growth at the scale proposed may require new schools to support growth. As such S106 funding to deliver expansion of schools may not provide a satisfactory solution education needs for the HMA. Typically larger schools, such as secondary schools, will need to be supported by a number of sites, in order to pool the contributions from the significant number of sites a CIL based tariff is likely to be required. The inclusion of a combined approach could allow such pooling of funds to pay for a secondary school to take place, but could allow smaller (lower cost) primary school provision (via extensions or new schools) to be delivered on site through any appropriate mechanism. Impacts are consider positive and of **moderate** to **major** significance.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Major Positive Impact	A combination of S106 and CIL could provide opportunity to secure funds for affordable homes, community services and facilities on specific sites, but could also allow funds to be aggregated up to provide other benefits such as improvements to public transport and non-car transport choice locally. Impacts could be **positive** and of **major** significance
Material Assets		
To improve local accessibility to healthcare, education, employment	Moderate Positive Impact	A combination of S106 and CIL could provide both the flexibility of S106 to deliver site based improvements to local services and facilities such as open space, community buildings or local/district shopping areas and the certainty and

food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		ability to pool contributions to deliver large projects allowed by CIL such as improvements to local public transport or built facilities such as leisure centres or schools. A widening of infrastructure requirements could also ensure other non-residential or commercial developments are able to deliver improvements in respect of accessibility, for example by supporting public transport, walking and cycling. Impacts are considered **positive** and **long term** and of **moderate** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Positive Impact	A combination of S106 and CIL could provide both the flexibility of S106 to deliver site based improvement to local infrastructure (for example the management of SuDS or open space provision), However, the adoption of CIL could allow a coordinated approach to strategic infrastructure delivery including the provision of public transport, and walking and cycling infrastructure. Impacts are considered **positive** and **long term** and of **moderate** significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Uncertain	This combined approach could cause **uncertainty** about the level of contributions that may be required through Section 106. However this mechanism could also allow some flexibility to determine contributions based on local circumstance having regard to site viability etc. Subject to the inclusion of a viability clause within any Infrastructure policy residual impacts would be **positive** and of **minor** significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Uncertain	A combined approach to securing planning obligations could stymie new economic development proposals. It could also create uncertainty about developer contributions for different types of development. As such this approach could have an **uncertain** impact. However this mechanism could also allow some flexibility to determine contributions based on local circumstance having regard to site viability etc. Subject to the inclusion of a viability clause within any Infrastructure policy residual impacts would be **positive** and of **minor** significance.
to enhance the vitality and viability of existing town and village centres	Minor to Major Positive Impact	Developer contributions from CIL and S106 could be used to support town and village centres improvements either within development sites (for example where sites are derelict or under used), or immediately around existing built up areas. Impacts could be **positive** but of an **uncertain** magnitude, depending on the location of development and the characteristics of development site.
to improve the quality of new development and the existing built environment	Minor to Major Positive Impact	Developer contributions from CIL and S106 could be used to support town and village centres improvements, (for example contributions towards improvements to Swadlincote High Street have been secured from large scale retail development on the edge of the town centre). Impacts could be **positive** but of an **uncertain** magnitude depending on the location, scale and nature of developments
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	**No significant impacts** identified.

to promote sustainable forms of construction and sustainable use of natural resources	No Effect	**No significant impacts** identified.
to reduce water, light, air and noise pollution	No Effect	**No significant impacts** identified.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	**No significant impacts** identified.
to reduce and manage flood risk and surface water run-off	Moderate to Major Positive Impact	A combination of contribution collection methods could allow flexibility to secure small scale on site flood protection works, such as the use and on-going maintenance of Sustainable urban Drainage Systems, or flood alleviation works. However the use of CIL could help the Authority collect funds from a number of developments which could contribute toward the construction or, or long term maintenance of large scale (strategic) works such as the Lower Dove Flood Risk Management Scheme, or the Lower Derwent Flood Risk Management Scheme. Impacts are considered to be **positive**, **long term**, and of a **moderate to major** significance.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Positive Impact	A CIL and s106 approach to developer contributions could enable the development and on-going maintenance of new small scale GI such as sustainable drainage and open space to be secured on a site specific basis but could also facilitate the delivery of more strategic, large scale developments such as flood works, networks of open space or non-car infrastructure such as walking and cycling routes or public transport provision. Impacts are considered **positive** and of **minor** significance.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor to Moderate Positive Impact	A CIL and s106 approach to developer contributions could enable new developments to contribute to identified heritage projects such as improvements to Swadlincote Town Centre, or the improvement and long term management of 'at risk' heritage assets. Impacts from this approach are considered to **positive** and of a **minor** to **moderate** significance.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Minor to Moderate Positive Impact	A CIL and s106 approach to developer contributions could enable new developments to contribute to, and improve access to identified heritage projects such as improvements to Swadlincote Town Centre, or the improvement and long term management of 'at risk' heritage assets. Impacts from this approach are considered to **positive**, and of a **minor** to **moderate** significance.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor to Major Positive Impact	A CIL and s106 approach to developer contributions could secure additional funds for landscape, townscape or environmental enhancement schemes, either on site where schemes have specific local impacts on townscape or landscape, or away from the sites where priorities to improve local landscape or townscape effects associated with development have been outlined (for example within the National Forest). Impacts from this approach are considered to **positive**, **long term** and of **uncertain** magnitude (depending on the scale, nature and location).

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Derby HMA Transport Modelling, Transport Position Paper, Education Position Paper, Derby HMA Outline Water Cycle Study, Derby HMA Water Position Paper, Water Company Assessments of infrastructure impacts for preferred and non-preferred growth sites, electricity distribution companies assessments of infrastructure impacts for preferred and non-preferred sites. South Derbyshire Open Space, Sport and Recreation Assessment, South Derbyshire Playing Pitch Strategy and Sport England Built Facilities Mapping and consultation comments received back from local infrastructure providers, developers and local residents.

ii No technical difficulties were identified during this appraisal; however it is recognised by the Council that since the initial consultation was undertaken in 2010 changes to legislation have reduced the reasonably available options to collect contributions to support growth. In particular changes to legislation will make relying solely on S106 or a Community Infrastructure Levy problematic. Nonetheless the appraisal does indicate that a hybrid approach, using both S106 and CIL is the most sustainable mechanism to managing infrastructure requirements.

Potential Mitigation Measures Identified During the Review

iii Mitigation Measures could include:

- The inclusion of a viability clause within the Plan could help ensure balance housing needs against infrastructure requirements.
- The production of an Infrastructure Delivery Plan (which considers issues such as infrastructure phasing and cost) could help ensure that infrastructure is bought forward at an in tandem with development.
- The production of an Infrastructure Delivery Plan would also allow utilities providers that cannot levy tariffs to deliver infrastructure to understand the scale and timing of growth. This could help inform their asset management and delivery over the plan period

6.26 ISSUE 24 GREEN BELT AND GREEN WEDGES.

Table 6.23: Retain Existing Greenbelts and Wedges		
Sustainability Objective	**Impacts**	**Likely Impacts of Preferred Option**
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Uncertain	The protection of greenbelt would provide continuity and protect greenfield sites from development, although many of the greenbelt sites in South Derbyshire have limited biodiversity interest. The protection of greenbelt land could however push development to other parts of the District which may have more biodiversity interest and could therefore have a negative impact on biodiversity. Overall an **uncertain** impact has been identified.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Effect	Given the limited scale of greenbelt in the District, the retention of greenbelts is unlikely to restrict housing developments to the extent that communities would not be able to access new housing provision. **No significant Impacts** identified
to improve the health and well-being of the population	Moderate Positive Impact	Protection of greenbelt and expansion of green wedges could help improve public access locally and ensure that green wedges continue to provide areas of green space within the city and these continue to have strong connections to the countryside beyond the city boundary. Impacts are likely to be **positive** and of **moderate** significance. A GI policy requiring new development reflects the location green wedges, or other open spaces could help ensure that new developments do not erode the importance of wedges in contributing to the health and well-being of Derby City and South Derbyshire residents.
to improve community safety and	No Effect	**No significant Impacts** Identified

reduce crime and fear of crime		
to improve educational achievement and improve the District's skills base	No Effect	**No significant Impacts** Identified
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	The continued general protection of greenbelt and expansion of green wedges could help improve public access locally and ensure that green wedges continue to provide areas of green space within the city accessible to communities in South Derbyshire and Derby City alike. The inclusion of appropriate green infrastructure and walking and cycling policies in the Local Plan could help ensure that new development located close to the green belt can contribute towards improved access. Impacts are **positive** and of potentially **moderate** significance.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor to Moderate Positive Impact	The continued protection of greenbelt and expansion of green wedges could help improve public access locally to areas of informal and formal open space and could benefit existing and planned communities around the southern edge of the City or to the west of Swadlincote. The inclusion of appropriate green infrastructure and walking and cycling policies in the Local Plan could help ensure that new development located close to the green belt can contribute towards improved access. Impacts are **positive** and of **minor** or potentially **moderate** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Minor Negative or Neutral Impact	The retention of greenbelt to the west of Swadlincote and the south east of Derby, could, given the Council's preferred Growth Strategy of urban concentration, lead to significant growth around those areas outside of the greenbelt. This may place pressure on existing infrastructure in those locations where growth is directed. However in reality greenbelt is unlikely to halt development around the city (around Boulton Moor) or Swadlincote around Stanton given that both areas could accommodate some growth outside of the greenbelt. As such the retention of greenbelt will not frustrate the dispersal of development. As such the retention of greenbelt could have a **minor negative** or **neutral** Impact
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	**No significant Impacts** Identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	**No significant Impacts** Identified

to enhance the vitality and viability of existing town and village centres	No Effect	**No significant Impacts** Identified
to improve the quality of new development and the existing built environment	Moderate Major Positive Effect	The deletion of green belt could lead to the coalescence of distinct communities in the district with large settlements beyond the districts borders. This could undermine the identity of physically distinct rural communities such as Ambaston, Thulston, Shardlow and Aston and change their character. In retaining green belt and green wedge this will ensure coalescence does not take place and will help protect the identity of distinct communities in South Derbyshire. Impacts would be **positive** and of **moderate** to **major** significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	**No significant Impacts** Identified
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	**No significant Impacts** Identified
to reduce water, light, air and noise pollution	No Effect	**No significant Impacts** Identified
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Positive Impact	The continued protection of greenbelt to the west of Swadlincote and south east of Derby would help constrain opportunities for greenfield development in these locations and could help support long term regeneration in the City and Swadlincote. However as both areas of greenbelt do not cover the entirety of the settlements clearly the impact of greenbelt in encouraging brownfield regeneration will be limited. Impacts are identified as being **positive** and of **minor** significance. The inclusion of an appropriate previously developed land policy would help support the purpose of greenbelt in respect of stimulating brownfield land reuse.
to reduce and manage flood risk and surface water run-off	No Effect	**No significant Impacts** identified
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effects	**No significant Impacts** identified
Cultural Heritage (including Architectural and Archaeological Heritage)		

to protect and enhance the cultural, architectural and archaeological heritage of the district.	Moderate to Major Positive Impact	A recent review of the greenbelt around Derby City in South Derbyshire states that "There are no historic towns in this location of the Greenbelt. However, the Greenbelt does play some part in protecting the heritage environment of this location, which includes the Trent and Mersey Canal, conservation areas in Shardlow and Aston-on-Trent and Elvaston Castle and the adjacent park and gardens from inappropriate development. There are areas of open countryside in this location, for which the Greenbelt also provides important protection from inappropriate development". The Swadlincote - Burton Greenbelt plays a similar role in protecting the setting of Bretby Hall historic park and garden. It is considered that the retention of greenbelt would have a **moderate** to **major positive** impact against this objective.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The retention of greenbelt and creation of green wedges may direct development away from key heritage assets such as Elvaston Castle and this may ensure that facilities remain separated from the wider urban area. However, the retention of green belt may restrict opportunities to secure improved connectivity of heritage assets or open up private land to public access. Impacts are **uncertain**.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Uncertain	The retention of green belt would have a local benefit by restricting growth to the west of Swadlincote or South East of Derby City, but growth is likely to be directed to areas not in the greenbelt. These may be more or less sensitive than local landscape around areas of greenbelt. Impacts are therefore **uncertain**

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Technical Assessment of the Derby Principal Urban Area Green Belt (2012), The Landscape Character Assessment of Derbyshire, Areas of Multiple Environmental Sensitivity (AMES) Study, Derby City Council Green Wedge Review (2012), and consultation comments received back from key stakeholders, developers and local residents. No difficulties were encountered during this appraisal.

Potential Mitigation Measures Identified During the Review

ii Mitigation measures could include:

- The inclusion of an appropriate GI policy and or walking and cycling polices in the Plan could help ensure green infrastructure provision can contribute to improving connectivity through and within the green belt and green wedges around the Derby Urban Area and Swadlincote.
- The inclusion of a brownfield land policy in the Local Plan could help support the purpose of the greenbelt in assisting urban regeneration and the recycling of land.
- The inclusion of an appropriate heritage/landscape policies in the Local Plan could help preserve the setting and special character of historic towns and villages around the edge of Derby and Swadlincote.

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Section 7.0: Strategic Policies

The parts of the SEA Directive Requirements considered in the section:
The likely significant effects on the environment including issues such as biodiversity, population, human health, fauna, flora, soil, water air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) in compiling the required information

7.0.1 Following on from the appraisal of the broad, then the preferred strategic options (as set out in the previous 2 sections of this report), the Council has decided to reapply the sustainability appraisal process to the policies that have been drawn up to deliver the Council's preferred options for growth. The merit in undertaking this further stage of work is that the detail of individual policies can be tested against the SA framework and where appropriate policies amended to improve the environmental, social or economic performance.

7.0.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy measures under consideration. The ability to predict effects accurately is also limited by understanding of the baseline and (in particular) the future baseline.

7.0.3 In light of this, where likely significant effects are predicted this is done with an accompanying explanation of the assumptions made. In many instances it is not possible to predict likely significant effects, but it is possible to comment on the merits of the draft plan approach in more general terms.

7.0.4 It is important to note that effects are predicted taking into account the criteria presented within Regulations. So, for example, in appraising each policy a description of policy evolution has been provided together with any recommendations concerning how policy performance could be enhanced. In addition consideration has been given to the risks and uncertainties surrounding the policy if implemented as drafted, the short, medium and long term effects of the policy and any cumulative or synergistic impacts that could arise.

APPRAISAL FINDINGS

7.0.5 The appraisal of the draft plan is set out below within a series of tables – one for each of the policies included in the Plan. The appraisal is 'scored' using the same methodology used in Section 5 (Broad Options Appraisal). For the avoidance of doubt this is as follows

✓✓	Major beneficial effect
✓	Minor / Moderate beneficial effect
--	Neutral/no effect
X	Minor / Moderate undesirable effect
XX	Major undesirable effect
?	Uncertain effect

7.1 POLICY S1: SUSTAINABLE GROWTH STRATEGY

South Derbyshire will promote sustainable growth to meet its objectively assessed housing and commercial needs in the plan period 2011-28

This strategy will be developed through this part of the Local Plan – Part 1 with development allocations made alongside development management policies which will continue into Part 2 of the Local Plan.

The two parts of the Local Plan will ensure that the economic, social and environmental objectives set out in this Plan are fully addressed:

i) Over the Plan Period (2011 to 2028) at least 12,618 dwellings will be built within South Derbyshire. The housing sites required will be met on a mixture of brownfield and greenfield sites with encouragement given to the reuse of previously developed land.

ii) Retaining, promoting and regenerating employment development on sites in urban areas and other locations which already are, or could be in the future, well served by infrastructure, including public transport.

iii) Provide new infrastructure to support the growth across the District. This will include new transport and education provision, and other services and facilities. This will be undertaken through obtaining appropriate planning obligations from future development and working alongside key stakeholders to ensure that existing and future requirements are considered.

iv) Supporting and encouraging tourism within the District which makes an important contribution to the local economy. The District Council support The National Forest objectives including the increase of woodland cover. There will also be encouragement for healthy lifestyles through leisure pursuits, open space and greater accessibility for residents.

v) It is essential that the District's heritage assets, landscape and rural character are protected, conserved and enhanced.

In bringing forward new development the Council will seek to ensure that the schemes respond to and address environmental and social issues including the need to tackle climate change, improve the quality of the built and natural environment, minimise resource use and improve access to services and facilities.

Policy S1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sustainable Growth Strategy	X	✓✓	?	?	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓	X	✓✓	X	XX	✓	X	?	--	?

Commentary

7.1.1 This is a strategic policy which will help deliver homes and businesses to meet objectively assessed housing and employment need. This policy is likely to deliver positive benefits by ensuring that South Derbyshire contributes to overall housing and commercial development needs in the Derby Housing Market Area (HMA) up to 2028. In the absence of the Plan, or without a policy, it is likely that homes and businesses would be delivered over the plan period to meet requirements set out in national planning policy. However in the absence of a coordinated strategy for growth, it is likely some of the benefits of growth could be lost due to a lack of a coordinated approach to development. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation and any proposed modifications to the plan following pre-submission consultation.

7.1.2 Part i of this policy sets out the intent to meet objectively assessed need. This policy will have a major beneficial effect in respect of delivering new homes and businesses to fulfil local needs within South Derbyshire and the wider HMA. This will help ensure the delivery of economic opportunities and a range of housing (including affordable housing) which in turn could contribute towards delivering sustainability objectives to promote social inclusion and reduce inequalities.

7.1.3 Part ii of this policy seeks to retain and promote commercial development in urban areas and other locations well served by infrastructure, including public transport. This requirement will help to ensure that the plan can have major beneficial impacts against objectives to make best use of existing infrastructure, improve opportunities for non-car travel and strengthen local urban and rural economies. It would also support the objective of delivering stable and sustainable levels of employment by minimising employment land losses in accessible areas and enhancing the vitality and viability of existing town and village centres. Part iii also requires that new development is supported by appropriate and necessary infrastructure. It specifically highlights schools and road infrastructure, although references the need for other services and facilities. As such, this aspect of the policy should further contribute towards improving accessibility, making the best use of infrastructure and helping to improve educational achievement by ensuring the provision of the schools places required, to meet increased demand for spaces.

7.1.4 This policy also seeks to encourage development on brownfield land in preference to greenfield sites. However, given the scale of growth required it is likely that a significant quantity of greenfield land would be lost within the plan period. A major negative impact is therefore assigned in respect of objectives to protect greenfield sites. Part iv seeks to support tourism development in general and further woodland provision in the National Forest in particular to drive further tourism and economic development in the District. This aspect of the policy was considered likely to support the vitality and viability of existing town and village centres; support stable and sustainable economic growth and diversify and strengthen local urban and rural economics.

7.1.5 Part v of this policy sets out the need for the environmental effects of development to be minimised. However, given the need for development to protect the environment where possible it is accepted that some aspects of development could have a negative effect on the environment where broader economic or social benefits of development requirements outweigh environmental effect. However the policy seeks to conserve and enhance environmental value wherever possible. Negative effects in respect of issues such as landscape, heritage and historic character, biodiversity and pollution given the significant urbanisation which will occur as a result of the number of new homes and area of new business space required.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal.

7.1.6 This policy was first included in the Draft Part 1 Local Plan and consulted upon in autumn 2013 as policy S1 A Strategy for Sustainable Growth. It will seek to deliver the Council's preferred option in respect of housing growth (this is set out at section 5.5.1 of this appraisal). No amendments have been made to this policy as a result of the sustainability appraisal. Two minor modifications to the wording of the policy have been made as a result of consultation responses received during the pre-submission consultation stage. Major modifications to this policy also were also made through the examination process including rebasing the start date of the Plan to 2011.

Risks and Uncertainties

7.1.7 The overall effectiveness of this strategic policy will be significantly affected, and will rely on the effectiveness of specific allocations and thematic policies to be included in the Part 1 and Part 2 Local Plans to deliver sustainable development.

Short, Medium and Long Term effects

7.1.8 This policy will deliver new homes and employment over the duration of the Plan period.

Cumulative or Synergistic Impacts

7.1.9 This policy will help to deliver wider HMA employment and housing needs, by locating growth which cannot be fully accommodated within the City of Derby, on the edge of the City in South Derbyshire, whilst seeking to meet district wide growth requirements in the remainder of the District. Development has been planned in combination with proposals in Derby City and Amber Valley to deliver infrastructure, services and facilities necessary to accommodate growth across the HMA and protect and enhance green infrastructure locally.

7.2: POLICY S2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to seek solutions, which mean that proposals secure development that improves the economic, social and environmental conditions in the area.

Planning applications received by the Council that accord with the policies in the Local Plan Part 1 & 2 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

i) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or

ii) specific policies in that framework indicate that development should be restricted.

Policy S2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Presumption in Favour of Sustainable Development	?	✓✓	✓	--	--	✓✓	--	?	✓	✓✓	--	--	?	--	?	?	?	--	?	--	?

Commentary

7.2.1 This is a strategic policy which will help ensure that the homes and businesses necessary to meet strategic need come forward up to 2028. It incorporates a presumption in favour of sustainable development as set out in national guidance. The policy helps provide some flexibility by supporting sustainable development where no other policies in the plan are relevant to the proposal, or where polices are considered out of

date. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation. No substantive minor modifications are proposed to this policy following consultation on the pre-submission draft of the policy.

7.2.2 This policy is likely to have beneficial impacts in respect of providing decent and affordable homes, (by assisting in the maintenance of a five year supply of deliverable homes and by supporting exceptional housing or employment sites, where the benefits of development outweigh negative effects). In addition, in helping to ensure the delivery of employment land the plan will contribute towards to the achievement of stable and sustainable levels of economic growth and objectives to diversify and strengthen local urban and rural economies and create high quality employment opportunities. The provision of further employment opportunities could help address inequalities and deprivation across the district.

7.2.3 This policy could have uncertain impacts associated with unplanned development, although the extent of such impacts would be dependent on whether any proposals not in the Plan, come forward as well as the scale, nature and location of those proposals. In particular uncertain effects have been identified in respect of sustainability objectives to avoid damage to designated sites and species; make best use of infrastructure; reduce the need to travel, minimise waste; reduce pollution and greenfield land losses; reduce and manage flood risk; protect and enhance the cultural, architectural and archeological heritage of the district and conserve and enhance the districts landscape and townscape. However effects are likely to be moderated by the inclusion of appropriate policies to control effects on the natural environment, which are set out elsewhere in the Plan. Nonetheless, the policy, as worded, could lead to development that affects local environmental or cultural assets so long as it is demonstrated that the benefits of development outweigh the negative effects associated with proposals.

7.2.4 This policy is considered unlikely to have any discernible effects in respect of sustainability objectives to improve community safety improve educational achievement; to improve local accessibility; to enhance the vitality and viability of town and village centres; to improve the quality of new development; to promote sustainable forms of construction; to reduce and manage the effects of climate change and to improve access to cultural and heritage assets.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal.

7.2.5 This policy was first included in the Draft Part 1 Local Plan and consulted upon in autumn 2013 as Policy S2. No changes have been made to this policy as a result of its appraisal against the SA Framework.

Risks and Uncertainties

7.2.6 The overall effectiveness of this strategic policy will be significantly affected by other detailed policies set out in national planning guidance and elsewhere in the Local Plan or subsequent development plan documents such as the part 2 Local Plan. The plan will cover the period up to 2028 and effects will be throughout the Plan period.

Short, Medium and Long Term Effects

7.2.7 This policy could influence development control decisions through the whole of the Plan period to 2028.

Cumulative or Synergistic Impacts

7.2.8 This policy will help to deliver sustainable development in combination with Policy CP1 (a) in the Derby City Local Plan and emerging polic to be included in the emerging Amber Valley Local Plan. In combination, these policies will ensure that there is a presumption in favour of sustainable development and cross boundary growth to ensure the development needs of the whole Derby Housing Market Area are met for the duration of the Plan.

7.3 POLICY S3 ENVIRONMENTAL PERFORMANCE

The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the Government's drive towards improved housing standards including in respect of access, space standards, security, water and external waste storage where specific justification exists for seeking higher standards locally than those set out in building regulations

The Council will work collaboratively with developers, or other organisations wishing to bring their own environmental or social sustainability standards to market for utilisation on a voluntary basis.

Policy S3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Environmental Performance of New Development	--	✓✓	--	✓	--	✓	--	--	--	--	--	✓✓	?	✓✓	?	?	✓	✓✓	?	?	?

Commentary

7.3.1 This is a strategic policy which seeks to support the move towards more sustainable development. It assumes that thegovernment will introduce an approach to deliver specific standards in respect of accessibility, space, domestic security, water efficiency and energy in advance of integrating higher standings into building regulations. The governments preferred approach announced as part of the housing standards review in 2013 is to increase standards within a 'nationally described standards set' within the National Planning Policy Framework, ahead of integrating standards into building regulations in the future. The developer will have to meet the standards included in the standards set only where it is viable to do so. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation and consultation responses on the pre-submission version of the Local Plan.

7.3.2 Based on the above it is considered that this policy will have benefits in respect of SA objectives to provide decent and affordable homes, improving the quality of new development, promoting sustainable forms of construction and reducing and managing the effects of climate change. Other benefits are likely in respect of objectives to improve community safety and promote social inclusion (through the delivery of accessible developments). Uncertain effects have been highlighted in respect of objectives to minimise waste and the irreversible loss of greenfield land (as it is unclear whether standards could affect the design or density of new homes). Uncertain effects are also recorded in respect of objectives to reduce pollution, protect and enhance cultural heritage, and improve access to these and in respect of landscape and townscape. It is unclear whether any of these issues could fall within the scope of standards included in the nationally described standards set or whether standards could indirectly affect how sites perform in respect of these sustainability objectives.

7.3.3 No discernible effects have been identified as likely in respect of objectives to protect and enhance biodiversity; improve health and wellbeing; improve educational achievement; make best use of existing infrastructure; achieve stable and sustainable development; diversify and strengthen local urban and rural economies and enhance the vitality and viability of local town and village centres.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal.

7.3.4 This policy is an amalgamation and amendment of two policies (Policy SD1 and SD2) included in the Draft Part 1 Local Plan and consulted upon in autumn 2013. Amendments have been made to these policies to reflect the government preferred mechanism to deliver sustainable buildings and more sustainable development through the building regulations which will deal with issues such as accessibility, space, domestic security, water efficiency and energy subject to viability.

Risks and Uncertainties

7.3.5 This policy seeks to support the government's approach to sustainable homes. There remains potential for further policy change up to 2028 .

Short, Medium and Long Term effects

7.3.6 This policy as drafted could support the delivery of more sustainable buildings over the life of the Plan.

Cumulative or Synergistic Impacts

7.3.7 This policy could work in combination with other thematic policies in the plan to improve the environmental performance of building and development sites including policies SD2 (Flood Risk), SD3 (Sustainable Water Supply Drainage and Sewerage) and BNE1 (Design Excellence).

7.4 POLICY S4: HOUSING STRATEGY

Provision will be made in this plan for at least 12,618 additional dwellings over the plan period.

The dwellings will be split between the Local Plan Part 1 and 2 as follows:

A) Part 1 - Strategic sites (greater than 99 dwellings) allocated to accommodate the majority of the target

B) The Part 1 allocations will be made according to the following strategy:

i) Urban Areas – Swadlincote, edge of Derby and Edge of Burton on Trent

ii) Key Service Villages – Strategic sites in Aston on Trent, Etwall, Hatton, Hilton and Repton.

C) Local Plan Part 2 600 dwellings,will beallocated across non-strategic sites (less than 100 dwellings)

D) The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the NPPF.

Policy S4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Housing Strategy	X	✓✓	✓	--	?	✓✓	--	--	✓	✓	✓	--	X	X	X	XX	--	X	?	?	X

Commentary

7.4.1 This is a strategic policy that sets out the overall minimum housing requirement for South Derbyshire to 2028. It includes a breakdown of the number of homes to be delivered via the Part 1 Local Plan, together with those through the Part 2 Local Plan.

7.4.2 This policy will generally have a major beneficial impact in respect of sustainability objectives to deliver new homes and promote social inclusion (by ensuring the adequate supply of homes to meet market and affordable housing needs). It will also have beneficial effects in respect of improving the health and wellbeing of residents, delivering economic growth (The level of growth proposed could add £67m to the district economy each year and add 800-1100 working age people). This will in turn support vitality of local areas. In contrast, by outlining the requirement for 12,618 homes to 2028. (Broadly equivalent to one third of the existing housing stock at 2008). New development would lead to increased resource use and waste generation locally, increased pollution, further greenfield land losses to accommodate growth, increased carbon emissions which could contribute to climate change and additional biodiversity/geodiversity and landscape and townscape impacts associated with new housing development. However, the magnitude of any negative effects will be significantly affected by the location of sites and the detailed policies set out in national planning guidance and elsewhere in the Local Plan and by the site locations in which growth is proposed. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation and minor modifications to the policy following the pre-submission consultation on the Part 1 Local Plan.

7.4.3 On its own this policy is unlikely to have any significant effects in respect of sustainability objectives to improve community safety; improve accessibility, make use of existing infrastructure and reduce the need to travel, improve the quality of new development and reduce and manage flood risk, although wider policies in the plan could contribute towards the delivery of these objectives by specifying minimum standards or actions to be delivered through new housing growth. Uncertain effects are likely in respect sustainability objectives to protect and enhance cultural heritage and improve access to such features and to improve educational achievement.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.4.4 This policy was first included in the Draft Part 1 Local Plan consulted upon in Autumn 2013. However the policy was previously titled Housing need and was numbered Policy S3. There were no substantive changes to this policy arising from the Draft Local Plan Consultation and no changes as a result of the sustainability appraisal of the draft policy; however, notable changes were made to the policy subsequent to the pre-submission consultation held in March 2014. The spatial strategy for new homes around the DUA and remainder of the district is articulated through the housing policies in the plan reflect the Council's preferred distribution options in respect of housing. More information of the Council's preferred spatial strategy in respect of housing is set out at Policy S1 and sections 5.5.3-5.5.5 of this appraisal). A number of major modifications were made to this policy through the examination process including amending the housing requirement to reflect the rebased start date for the Plan.

Risks and Uncertainties

7.4.5 The overall effectiveness of this strategic policy will be significantly affected by other detailed policies set out in national planning guidance and Local Plan. The plan will cover the period up to 2028 and effects will be throughout the Plan period. Moreover, the delivery of this number of homes will be dependent on the detailed delivery of housing allocations included in the Part 1 Local Plan. The Council has assessed the individual housing sites proposed and is satisfied that that proposed sites can fully meet Part 1 requirements in the round (although the actual number of homes may be more or less than indicative numbers assigned in the Plan in some cases). However whilst the Council has included a housing requirement to be met through the Part 2 Local Plan and through 'windfalls' at present there remains significant uncertainty about the specific locations of growth which will be delivered to meet these requirements.

Short, Medium and Long Term effects

7.4.6 This policy seeks to ensure the delivery of strategic housing sites which will be phased across the housing trajectory to reflect a gradual recovery in the housing market to 2016. As such impacts of housing delivery would be less during the early part of the plan period but could be more pronounced beyond 2016 as housing delivery increases to offset lower rates of provision early in the plan period as the economy recovers. However, in adopting a plan, and associated Infrastructure Development Plan the Council can seek to provide the required infrastructure necessary to support growth and plan development comprehensively to allow the more effective mitigation of effects (for example by delivering new infrastructure in a timely fashion).

Cumulative or Synergistic Impacts

7.4.7 This policy will deliver new homes in South Derbyshire to meet local housing needs and the needs of the wider Derby Housing Market Area. It will work in combination with Policy CP6 in the Derby City Local Plan and emerging policy to be included in the Amber Valley Local Plan. Together these policies will ensure that the objectively assessed housing need across the housing Market Area to 2028 is fully met.

7.5: POLICY S5: EMPLOYMENT LAND NEED

Provision across a range of sites, including allocations, will be made for the development of a minimum 53 ha net additional land for industrial and business development in support of the Economic Strategies of the Council and D2N2 Local Enterprise Partnership.

Policy S5	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Employment Land Need	?	--	✓	--	?	✓✓	✓	?	✓✓	✓✓	✓	?	X	?	X	X	?	X	?	?	?	X

Commentary

7.5.1 This is a strategic policy that sets out the overall minimum employment land requirement for South Derbyshire to 2028.

7.5.2 This policy would have major beneficial effects in respect of sustainability objectives to achieve stable and sustainable economic growth and to strengthen local urban and rural economies by meeting identified employment needs which have regard to housing growth within the plan period. This growth will reduce employment deprivation and tackle inequalities locally. Less significant benefits have been identified in respect of objectives to improve health and wellbeing (by ensuring that employment opportunities are accessible and available locally) and by supporting the vitality of existing towns and villages where new employment provision is made. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation. A further minor modification to this policy is proposed following the pre-submission consultation on the plan undertaken in March 2014.

7.5.3 However the provision of new employment land would have a number of negative effects on the environment. Given the relatively modest scale of employment land provision proposed (53ha) and having regard to the fact that much of the land needed to meet needs to 2028 (35ha) already has planning consent (and in effect will not be delivered as a result of this plan) no significant negative effects are likely. However this

policy would nonetheless have negative effects in respect of sustainability objectives to minimise waste (as new development is likely to lead to an aggregate increase in waste generation); lead to water, air, noise or light pollution (as new development could increase urban diffuse pollution or increase foul flows to treatment works, increase light pollution or noise (especially where operation is 24 hours), or increase discharges to water or air (although these would have to be permitted under other legislation). Development would also lead to the further (albeit limited) loss of greenfield land and could detract from local landscape or townscape character.

7.5.4 This policy would have uncertain effects in respect of objectives to avoid damage to designated sites; improve educational achievement; make best use of existing infrastructure; improve the quality of new development; promote sustainable forms of construction, to reduce and manage flood risk; protect and enhance cultural heritage and provide access to cultural heritage. This uncertainty arises as impacts would be defined by the specific location or nature of development rather than the amount of development proposed (for example whether growth would affect the setting of heritage features, lead to increased flood risk or affect wildlife sites would be determined by relationship of the site to such features and detailed layout and design of employment proposals. Polices to be included elsewhere in the plan could help control the nature of such effects.

7.5.5 No effects have been identified in respect of objectives to provide decent and affordable homes; improve community safety and reduce crime and fear of crime.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.5.6 This policy is first included Pre-submission Draft Local Plan consulted upon in Spring 2014. However this policy formerly comprised the opening requirement of Policy E1, however subsequent to the close of this consultation the overall employment land requirement has been shifted into a strategic policy to clearly articulate overall employment need to 2028. There have been no substantive changes to this policy in respect of overall employment need and no changes as a result of the sustainability appraisal. No substantive changes to this policy are proposed as a result of consultation responses received during the pre-submission consultation. This policy will help deliver the Council's preferred option in respect of strategic employment land provision within the DUA and remainder of the district. More information on the council's preferred option in respect of employment can be viewed in sections 5.5.6 and 5.5.10 of this document. A major modification to this plan was made during examination to require **a minimum** of 53ha of employment land be delivered in the plan period

Risks and Uncertainties

7.5.7 The plan deals with employment land need to accommodate local requirements. However there is potential for strategic developments (for example a new Strategic Rail Freight Interchange being promoted in the District) to come forward within the Plan period which could deliver employment land provision well beyond that identified in the plan to meet local requirements. Such provision would fall outside the scope of this plan as it is a nationally Significant Infrastructure Project but could have an impact on longer term local employment needs.

Short, Medium and Long Term effects

7.5.8 Most of the sites included in this policy are existing (adopted) Local Plan commitments, and benefit from outline planning consent and will be delivered even in the absence of the Part 1 Local Plan up to 2028. However actual delivery of sites will be largely influenced by the general health of the economy and could remain constrained in the shorter term as a result of the prevailing economic conditions.

Cumulative and Synergistic Impacts

7.5.9 Employment land provision in South Derbyshire will complement that made elsewhere in the Derby HMA including in Derby City. In particular Policy CP10 (Employment Locations) of the emerging Derby City Local Plan makes provision for 199ha of employment land. The provision of sites on the urban edge, and close to South Derbyshire (Derby Commercial Park-Raynesway and Land south of Wilmore Road) will contribute to the overall employment needs of the district and the allocation of sites reflects the location and apportionment of new development across the HMA.

7.6 POLICY S6: SUSTAINABLE ACCESS

A) The Council will seek to:

i) minimise the need to travel;
ii) make the most efficient use of transport infrastructure and services;
iii) encourage modal shift away from the private car and road based freight toward walking, cycling, public transport and rail freight; and
iv) support transport measures that address accessibility safety, amenity, health, social, environmental and economic needs, both current and forecast.

B): This will be achieved by seeking:

i) patterns of development that enable travelling distances to be minimised and that make best use of existing transport infrastructure and services;
ii) the provision of new or enhanced walking, cycling, public transport and rail freight services and infrastructure and, where needs cannot be met by the aforementioned means, highway and car/lorry parking infrastructure; and
iii) the use of promotional measures and improved communication to encourage sustainable travel.

Policy S6	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sustainable Access	?	--	✓✓	✓✓	--	✓✓	✓✓	✓✓	✓	✓	✓	✓✓	--	✓✓	✓	X	--	X	?	✓	X

Commentary

7.6.1 This is a strategic policy that seeks to minimise the need to travel, or deal with transport demands through non car modes ahead of new road provision.

7.6.2 Having reviewed this policy against the sustainability appraisal objectives is likely that the policy would deliver major beneficial effects in respect of improving health and safety (as the policy would push developers towards non car travel and will require improvements to existing, or new cycle paths, walking routes as well seek to secure highways safety/capacity improvements where appropriate). The policy would also perform strongly against the SA objective to promote social inclusion and improve accessibility as it seeks to minimise the need to travel and hence improving accessibility for all-including those without access to a private car. The policy also requires the provision of new, or improvement to existing public transport or non-car travel modes, again benefiting those without a car. This approach was also considered to have a major beneficial effect in respect of objectives to make best use of infrastructure (as providing a wide range of transport choice and minimising the need to travel would allow existing roads or transport services to accommodate growth more effectively and could help facilitate a modal shift away from car use in respect of existing users) so long as new infrastructure is delivered in a timely manner and in tandem with new development. This policy was also considered likely to have major beneficial effects in respect of objectives to improve the quality of new development (this policy would help ensure permeability through new development sites and will ensure good connectivity to surrounding developments) and make new developments more pedestrian and cycle friendly. This policy would also make a significant contribution towards facilitating more sustainable forms of construction and sustainable use of natural resources by providing developments that are not reliant on car based travel to access services and facilities. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.6.3 This policy was also considered as likely to have minor positive effects in respect of objectives to achieve stable and sustainable levels of economic growth; diversify and strengthen local urban and rural economies and enhance the vitality and viability of local centres. This is because a policy to minimise travel would ensure that new development are well related to, and accessible to existing or proposed businesses and village/local centres. New development would therefore ensure good access to nearby customers or employees and could help sustain the districts economy. . This policy is also expected to improve accessibility to the district's cultural heritage, for example by strengthening walking and cycling links between new development sites and surrounding heritage features such as village conservation areas, or historic parks and gardens etc.

7.6.4 Uncertain effects have been assigned against objectives to avoid damage to designated sites and reduce the impact of heritage assets. This uncertainty stems from the fact that many of the existing footpaths and cycle paths within the district comprise former railways cuttings or historic routes and in many case the upgrading of these could negatively affect existing wildlife sites or heritage assets. However, such impacts would need to be balanced against the potential for this policy to supress the need for significant new road building which could also have negative effects on heritage and wildlife assets.

7.6.5 Minor negative effects are likely in respect of objectives to minimise the loss of irreversible land, to reduce and manage the impacts of climate change and conserve and enhance landscape character. These impacts are identified as whilst the policy will seek to minimise road building, it could nonetheless facilitate some road, cycling and footpath creation. As such whilst this policy would help supress the overall level of greenfield land losses or impacts on the landscape or in respect of climate change, this policy could still lead to a negative effects as it would increase overall transport and could increase overall traffic levels

7.6.6 This policy is unlikely to have any discernible effects in respect of objectives to provide decent and affordable homes, improve educational attainment, minimise waste, and reduce and manage flood risk.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.6.7 This policy previously formed Sections A and B of Policy I2 in the Draft Part 1 Local Plan consulted upon in autumn 2013 and has been included a strategic policy within the pre-submission Local Plan published on Spring 2014. No substantive modifications are proposed to this policy as a result of the pre-submission consultation. The policy was is drafted to ensure the Councils preferred approach to transport delivery (a combination of demand management, measures to increase use of alternatives to the private car and highways based improvements) would be delivered through the Plan (further information on the Council transport options can be viewed at sections 5.5.7 and 5.5.11 of this appraisal).

7.6.8 There have been no changes to this policy as a result of appraisal against the SA Framework.

Risks and Uncertainties

7.6.9 This is a strategic policy and individual site performance is likely to be significantly influenced by the constraints or opportunities on site. Nonetheless this policy will generally inform site delivery through the Part 1 Local Plan as well as guide the location and design of smaller sites through the Part 2 Local Plan, or sites which come forward as windfalls.

7.6.10 Further uncertainty is likely as a result of the strategies and programmes of other agencies. For example the delivery of significant infrastructure around sites (for example by Highways England or the County Council), could affect transport choice of local residents. This appraisal has sought to identify strategic infrastructure provision which could affect development within the plan period within its IDP and where information is known about proposed projects it has fed into the appraisal of options and sites. Nonetheless there remains potential for further (unidentified) infrastructure to come forward within the Plan period. Where this requires planning consent the Council will seek to ensure that proposals do not undermine the transport or wider development strategy set out in this or other parts of the Local Plan.

Short, Medium and Long Term effects

7.6.11 Effects will be for the duration of the plan and beyond. The provision of some strategic infrastructure necessary to facilitate growth through the plan period (for example the South Derbyshire Integrated Transport Link, Woodville Regeneration Route etc.) could have a notable effect in improving traffic movement in the short to medium term by increasing capacity at some junctions or along some transport corridors during the early to middle part of the Plan period. In the longer term however this capacity would be utilised as sites are built out. Generally, however most new transport infrastructure, local road improvements, walking and cycling routes or extensions to existing bus services will be closely aligned with site build out and improvements will take place across the plan period as sites come forward.

Cumulative and Synergistic Impacts

7.6.12 This policy would work in combination with draft policies included in the Draft Derby City Transport Plan in particular Policy CP23 Delivering a Sustainable Transport Network and CP24 Strategic Implementation. It is likely that policies in both plans would, in synergy, allow for the significant improvement of transport facilities within and close to the edge of Derby. Such improvements could include highways capacity improvements, increased public transport penetration of new development sites, the provision of a new park and ride sites, improved walking and cycling provision and better site connectivity and permeability across and between derby urban fringe sites.

7.7 POLICY S7 RETAIL IN SOUTH DERBYSHIRE

The role of Swadlincote Town Centre will be supported and enhanced where possible. A Town Centre boundary shall be established through Part 2 of the Local Plan alongside considering the role of the other retail provision in the District.

The urban extensions to Derby City will be expected to include some retail provision on site that is appropriate to the size of the development and will not be detrimental to existing retail provision.

Policy S7	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Retail	--	--	✓	--	--	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	--	✓	?	--	--	✓	--	?	--

Commentary

7.7.1 This is a strategic policy that seeks to promote the continued enhancement of Swadlincote Town Centre and village centres and ensure the delivery or appropriate and proportionate local centres within large scale developments on the edge of Derby City. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.7.2 This policy is identified as likely to have major beneficial effects in respect of objectives to promote social inclusion and improve accessibility (by providing locally scaled facilities close to and accessible to existing and proposed communities; reducing the need to travel, by locating local centres on new very large scale sites close to proposed communities and by enhancing and protecting existing retail provision in existing communities. It would also deliver major beneficial effects in respect of objectives to deliver stable and sustainable levels of economic growth; diversifying and strengthening local urban and rural economies and enhancing the vitality and viability of existing town and village centres. This is because the provision of new retail would deliver new and secure existing retail and other service jobs within the district and could help improve the diversification of retail offer throughout the district.

7.7.3 Less significant (minor) beneficial effects have been identified in respect of objectives to improve the health and wellbeing of the population (by ensuring that local services are in reach by walking and cycling (and potentially contributing towards non car transport choice), improving the quality of new development (by delivering day to day services and facilities which are easily accessible to new and future residents); promoting sustainable forms of construction and sustainable use of resources (by minimising the need to travel to access day to day retail provision) and by reducing and managing the impacts of climate change (by protecting the vitality and viability of existing centres and encouraging their growth and the delivery of new local centres.

7.7.4 Uncertain effects are identified in respect of objectives to reduce noise, light, air and water pollution and improve access to heritage features. This is because it is considered that the inclusion of new local centres or extension of new retail facilities within town and village centres could lead to increased noise disturbance, light pollution or the emission of odours or smells which may lead to conflicts between neighbouring land uses compared to housing or pre-existing land uses. In respect of improving access to heritage features a number of recent or proposed development sites have helped create new public (retail) uses for existing heritage assets especially in town and village centres although clearly such potential is dependent on the location of proposed retail development and its nature. Recent examples of this in South Derbyshire include Hepworth's development and the Morrisons site in Swadlincote which have protected and enhanced historic manufacturing buildings associated with the sites and included these as part of a retail development scheme. Going forward the Plan could help secure the future of heritage assets within the Woodville Regeneration Route and could ensure the delivery of the proposed local centre around the listed stables in the Drakelow Park Development.

7.7.5 No discernible effects are identified in respect of objectives to avoid damage to designated sites; improve decent and affordable homes; improve community safety; improve educational achievement; minimise waste and increase recycling (although the provision of new district centres could provide a suitable location for the provision of bring sites on new housing sites); to minimise the irreversible loss of greenfield land; to reduce and manage flood risk, protect and manage the impacts of climate change; protecting and enhancing the cultural and architectural heritage of the district and conserving and enhancing local landscape and townscape character. This conclusion has been drawn because new development would be within existing town or village centres, or within existing development sites where the use of land for a local centre as opposed to housing is unlikely to give rise to any additional material effect.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.7.6 This policy previously formed Section 4 of policy S1 consulted upon in the Draft Part 1 Local Plan in autumn 2013, but has been included as a standalone strategic policy within the pre-submission Local Plan published on Spring 2014. No minor modifications to this policy are proposed following on from the pre-submission consultation. The policy is drafted to reflect the council's preferred option to deliver mixed use retail (ie. supporting and enhancing the role of Swadlincote town centre and local centres). However further retail policy (and an update to the Swadlincote Town Centre Boundary will be delivered through the Part 2 Local Plan. Further information on the Council's retail options can be viewed at section 5.6.10 of this appraisal.

7.7.7 There have been no changes made to this policy as a result of the sustainability appraisal.

Risks and Uncertainties

7.7.8 This is a strategic policy and will rely on the production of the subsequent Part 2 Local Plan and potentially other planning documents. However, in advance of the adoption of a new town centre boundary and development of management policies to guide the redevelopment or new development of town centres the Council will continue to use its town centre, vision and strategy, and work collaboratively with retailers and developers to inform the on-going rejuvenation of Swadlincote town centre.

Short, Medium and Long Term effects

7.7.9 This policy will support the delivery of enhanced town and village centres and the delivery of new local centres over the whole life of the Plan. However in the shorter term it is likely this policy would help widen the functionality of existing centres, whilst in the long term could secure the continued growth of existing centres as the population of the district expands.

Cumulative and Synergistic Impacts

7.7.10 This policy would work in combination with draft policies included in the Draft Derby City Local Plan in particular Policy CP13 Retail and Leisure outside of Defined Centres and CP15 Food Drink and the Evening Economy. It is likely that policies in both plans would in synergy allow for the development of new retail and associated uses within appropriate local centres on the sites on the edge or straddling the city boundary. In particular this policy could have notable impacts in respect of delivering local centres on proposed urban extensions at Hackwood Farm, Mickleover, Highfields Farm (Littleover), Wragely Way (near Sinfin), Chellaston Fields (Chellaston), and Boulton Moor (south of Alvaston).

7.8: Policy S8 Green Belt

The principal, general extent and permanence of the Nottingham-Derby Green Belt and Burton – Swadlincote Green Belt within South Derbyshire is supported and maintained. Measures to improve public access to the Green Belts and improve connectivity to the built up areas adjacent to the Green Belts will be encouraged.

There is a presumption against inappropriate development within the Green Belt and development proposals received within the Green Belt will be assessed against national policy.

To better reflect Green Belt in the Boulton Moor area due to the development of the A6 spur and A50 the following alterations to the Nottingham- Derby Green Belt are to be made:

i) a triangular parcel of land measuring around 12.5 hectares to the east of the A6 and south west of Thulston, will be included within the Green Belt
ii) an area of 11.5 hectares of land to the north of Shardlow Road and to the west of the A6 Alvaston by-pass, shall be deleted from the Green Belt

In addition, Green Belt boundaries will be reviewed through the Local Plan Part 2, to amend any existing anomalies since the adoption of the Green Belt.

Policy S8	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Green Belt	--	--	✓	--	--	--	--	--	--	--	X	✓	--	--	--	--	--	?	✓✓	✓	✓✓

Commentary

7.8.1 This is a strategic policy that seeks to protect areas of Green Belt located in South Derbyshire. The largest area is located to the south east of Derby City and forms part of the Nottingham – Derby Greenbelt. This extends some 1700 ha in South Derbyshire stretching from the north east boundary, to Chellaston on the southern edge of the City, although part of Boulton Moor (which is proposed for housing development) is excluded from the greenbelt. A second smaller area of greenbelt is located to the west of Newhall and Stanton (Swadlincote). Beyond this area, lies the town of Burton On Trent and East Staffordshire. This area of green belt extends some 686ha. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.8.2 This policy would have major beneficial effects in respect of conserving and enhancing landscape/townscape character and protecting the cultural heritage of the district, by ensuring that towns and villages in the district are not subsumed into larger urban areas, or lose their unique character as a result of the coalescence of existing settlements. Other beneficial impacts in respect of improving health and wellbeing, by maintaining open spaces close to areas of major development pressure and improving access to cultural heritage, could also be delivered by this policy. The inclusion of additional text to support accessibility and linkages to nearby green infrastructure within the policy could help strengthen the performance of this policy against this SA objective.

7.8.3 This policy could, however, reduce the vitality or viability of some settlements which are located fully within the Greenbelt. However given that only very small settlements are fully located within the greenbelt (Ambaston, Thulston, Elvaston etc.), and these are identified as rural areas in the Settlement Hierarchy (Policy H1), it is unlikely that a greenbelt designation would curtail any notable growth.

7.8.4 Generally, however, the protection of some areas around Burton and Derby City as greenbelt is unlikely to have any significant impact in respect to most of the sustainability objectives identified by the Authority. No impacts are identified in respect of avoiding damage to wildlife sites and protected species, providing decent and affordable housing, improving community safety, improving educational achievement, promoting social inclusion, improving accessibility to local facilities, making best use of infrastructure, achieving stable and sustainable economic growth, diversifying and strengthening local urban and rural economies, minimising waste, promoting sustainable construction, reducing pollution, minimising loss of greenfield sites and reducing and managing flood risk.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.8.5 This policy was previously included in the Draft Part 1 Local Plan as Policy S5 and was consulted upon in Autumn 2013. The policy is drafted to reflect the council's preferred option to retain existing greenbelts subject to minor boundary alterations to reflect current/future development locations. Further information on the Council's broad options appraisal is set out at Section 5.6.1 of this report.

7.8.6 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- including text within the policy to support public access to areas located in the greenbelt or adjacent green wedges and improve connectivity to existing built up areas nearby.
- Setting out a need to review smaller scale amendments to greenbelt Via the Part 2 (Sites and Boundaries Local Plan).
- Including relevant text in policies H13 (Boulton Moor) and H14 (Chellaston Fields) to require that developments seek to preserve the open character of the adjacent greenbelt through appropriate site design and layout.

7.8.7 No further substantive minor modifications or alterations are proposed to this policy following the pre-submission consultation held on the plan in March 2014

Risks and Uncertainties

7.8.8 The overall effectiveness of this strategic policy will be affected by other detailed policies set out in national planning guidance, the Local Plan and the Derby City Local Plan. The South Derbyshire Local Plan will cover the period up to 2028 and effects will be throughout the Plan period. However minor changes are proposed through the Part 2 Local Plan which could lead to minor alterations to greenbelt boundaries at the local level where boundaries do not reflect the nature of development on the ground. Ahead of this review no changes are proposed to the Burton – Swadlincote Greenbelt or the Nottingham-Derby Greenbelt (other than the two changes proposed immediately around Boulton Moor).

Short, Medium and Long Term effects

7.8.9 Developments could have a greater effect on the on the openness of the greenbelt during the construction or early occupation of sites. However landscaping proposed on sites adjacent to greenbelt will mature over the life of the plan and will reduce the effects of large scale growth close to the greenbelt.

Cumulative or Synergistic Impacts

7.8.10 This policy will help safeguard the unique character of South Derbyshire and prevent the coalescence of Derby City with village communities in South Derbyshire such as; Elvaston, Thulston, Ambaston and Aston on Trent. The policy will work in combination with Policy CP16 (Green

Infrastructure) of the Derby City Local Plan and Policy CP18 (Green Wedges) and specific housing policies set out within the South Derbyshire Local Plan Part 1 (Housing Policy H13 (Boulton) Moor and Housing Policy H14 (Chellaston Fields) and Derby City Local Plan (Policy AC23 (Boulton Moor), and AC24 (Chellaston Sites)).

7.8.11 Given the strategic nature of these cross boundary housing proposals, and in particular their large scale, there is potential for new development to erode the open character of the greenbelt located immediately adjacent to proposed development around Chellaston Fields and Boulton Moor (especially in the short term). However, the continued protection of green wedges in the city which provide a buffer between much of the built development in the Derby Urban Area, and the greenbelt, and the sensitive design of sites in South Derbyshire could help ensure that the openness of the green belt is preserved.

7.9: POLICY H1 SETTLEMENT HIERARCHY

A) The distribution of new developement outside of allocations over the period of this Plan will be in accordance with the settlement hierarchy below:

i) Urban Areas – The urban areas of Swadlincote including Woodville, adjjacent to Derby and adjacent to Burton on Trent.

ii) Key Service Villages

Aston on Trent	Etwall
Hatton	Hilton
Melbourne	Overseal
Repton	Shardlow
Willington	Linton

For the above two tiers, development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 25 dwellings

iii) Local Service Villages:

Coton in the Elms	Findern
Hartshorne	Mount Pleasant
Netherseal	Newton Solney
Rosliston	Ticknall
Weston On Trent	

For the above tier, development of sites within the settlement boundary will be considered appropriate and sites adjcant to settlement boundaries as exceptions or cross subsidy site as long as not greater than 15 dwellings.

iv) Rural Villages

Ambaston	Foremark	Scropton
Barrow Upon Trent	Foston	Smisby
Bretby	Ingleby	Stanton
Burnaston	Kings Newton	Stanton by Bridge
Cauldwell	Lees	Sutton on the Hill
Church Broughton	Long Lane	Swarkestone
Coton Park	Lullington	Thulston
Dalbury	Marston on Dove	Trusley
Drakelow Village	Milton	Twyford
Egginton	Radbourne	Walton on Trent
Elvaston		

For the above tier development of a limited nature will be allowed.

i. within the settlement boundary where applicable or adjacent to as a exceptions or cross subsidy site as long as not greater than 15 dwellings

ii. or of limited infill and conversions of existing buildings where no settlement boundary

v) Rural Areas – Areas outside of the defined settlements listed above

Due to the lack of services and facilities and defined settlement boundaries only development of limited infill and conversion of existing buildings will be acceptable

Policy H1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Settlement Hierarchy	X	✓✓	✓	--	--	✓	✓	✓	✓	✓	✓	--	--	✓	X	✓	--	?	?	?	?	X

Commentary

7.9.1 This is a strategic policy that sets out the locational strategy for growth in South Derbyshire to 2028. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.9.2 Appraisal against the SA Framework indicates that this policy will generally have a positive impact in respect of sustainability objectives to deliver new homes that meet local needs by concentrating growth in locations with larger communities where there is the most identified local need, whilst accommodating appropriate levels of growth in smaller communities. New housing provision will help address objectives to improve the health and wellbeing of new communities by ensuring people have access to appropriate housing choice in appropriate locations. The settlement hierarchy included in the plan would also make a positive contribution to addressing deprivation and inequality by providing sufficient homes to fully meet local housing needs.

7.9.3 Growth focused on larger settlements such as major urban areas and key villages would also support objectives to improve local accessibility (by locating homes close to existing services and facilities), and by reducing the need to travel long distances to access services. It could also ensure that homes are well related to areas where economic opportunities and jobs are located helping to strengthen local urban and rural economies and enhance the vitality and viability of existing town and village centres. The settlement hierarchy policy supporting larger scale growth closer to larger areas could also help reduce resource use associated with transport and travel. This policy could also help to minimise greenfield land losses by focusing growth on urban areas where most of the Districts brownfield sites are located.

7.9.4 This policy would have negative impacts in respect of sustainability objectives to avoid damage to designated sites or protected species and landscape and townscape character, although the magnitude of negative effects would be significantly influenced by how sites are designed and built out. The inclusion of this policy could increase noise, air quality and pollution impacts in homes located in existing towns and villages.

7.9.5 Uncertain effects are recorded in respect of climate change emissions and in respect of effects on heritage features and improving access to such features. This is because effects would be largely determined by the detailed design, layout and implementation of proposals.

7.9.6 This policy is likely to have no effects in respect of sustainability objectives to improve community safety; improve educational achievement; improve the quality of new development; minimise waste and increase recycling and reduce and reduce flood risk.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.9.7 This policy was previously included in the Draft Part 1 Local Plan as Policy S4 and was consulted upon in autumn 2013. The policy is drafted to reflect the council's preferred option to distribute housing predominantly within and around Derby City, and the HMAs main towns, with smaller scale growth targeted to village locations. No amendments have been made to this policy in response to the Sustainability Appraisal, although it has been subject to a major modification through the Local Plan examination to amend its structure and improve clarity.

Risks and Uncertainties

7.9.8 The overall effectiveness of this policy will be significantly affected by other detailed policies set out in national planning guidance and Local Plan. The plan will cover the period up to 2028 and effects will be throughout the Plan period.

Short, Medium and Long Term effects

7.9.9 This policy will inform growth in villages and other rural locations through the Plan period up to 2028.

Cumulative or Synergistic Impacts

7.9.10 This policy will deliver new homes in South Derbyshire to meet local housing needs and the needs of the wider Derby Housing Market Area. It will work in combination with Policy CP6 in the Derby City Local Plan and Amber Valley's emerging Local Plan to locate development to fully meet local needs across a range of communities.

HOUSING SITES

7.10 POLICY H2 LAND NORTH OF WILLIAM NADIN WAY,

A Residential development on Land north of William Nadin Way, Swadlincote for around 600 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) Consider the site holistically with other development and open space enhancement opportunities;
ii) A mix of dwelling types shall be provided across the three parcels of land which complement each other;
iii) The provision of recreational and community facilities;
iv) The presence of Coal Mining Legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;
v) An appropriate buffer in agreement with the Council to be placed around the Breach Ley Farm Meadow County Wildlife Site;
vi) An appropriate easement along watercourses on the site free of built development;
vii) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route.
viii) Developer contributions to be madetowards the provisionof a new household waste recycling centre

Policy H2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Land North of William Nadin Way	X	✓✓	✓✓	?	✓	✓	✓✓	✓✓	✓	✓	✓✓	?	✓	✓	X	✓✓	✓✓	?	✓	?	✓

Commentary

7.10.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.10.2 The impacts of allocating this land for housing are generally positive. In particular, this site would have major beneficial impacts in respect of:

- Providing decent and affordable homes.
- Improving health and wellbeing
- Improving access to Swadlincote Town Centre and reducing the need to travel.
- Enhancing the vitality and viability of the town centre.
- Minimising the irreversible loss of greenfield land.
- Reducing and managing flood risk.

7.10.3 This is because as a strategic site housing development would make a significant contribution towards meeting local and district-wide housing need. The policy requires that a mix of homes are to be delivered on site and these will be well related to Swadlincote town centre and as such would support the continued use of the town centre by increasing residents likely to use shopping, healthcare and leisure facilities. The site is also well related to adjacent employment land and will help deliver a proposed primary green way connecting the western edge of Swadlincote to Swadlincote Town Centre (in combination with the consented golf course site and the housing allocation on the Council Depot and will provide better connectivity from this area to sports provision such as the proposed golf course. The site has been formerly used for mineral extraction and has subsequently been poorly restored (indeed the sites are located close to a proposed golf course, which is currently being

formed through the ground raising and reprofiling). The site is largely located outside of areas of flood risk and that risk which does exist is small scale and associated with the Darklands Brook which runs through this area, the policy makes provision for ensuring areas at flood risk either side of the Darklands Brook are protected from development. Growth in this area is contained within the settlement boundary for Swadlincote and development in this location would provide opportunity to safeguard existing productive greenfield sites on the edge of the town.

7.10.4 The policy would have less significant beneficial impacts in respect of increasing local education provision/schools capacity locally. Schools able to accommodate growth in this area include The Pingle and Granville. Housing development could also create local construction jobs (thus supporting the local economy), whilst providing for local housing needs and could help reduce local employment land losses within the wider Swadlincote area (which have been significant in recent years), thus indirectly contributing towards strengthening the local (urban) economy. A positive impact in respect of townscape and landscape is recorded as development will help regenerate a poorly restored minerals and waste site and could present opportunity to deliver new homes in a location located within the existing town which is substantially surrounded by existing built development. A modification to ensure a contribution towards waste facilities will also improve policy performance.

7.10.5 Negative impacts are likely in respect of protecting and enhancing habitats and species of nature conservation interest and reducing pollution. However the performance of this site could be enhanced by ensuring that Breach Ley Farm County Wildlife Site is explicitly protected from development across the sites and that the site is sensitively constructed and designed to reduce noise, light and water pollution (through the inclusion of appropriate amenity and surface water/drainage policies in the plan).

7.10.6 Uncertain impacts are recorded in respect of improving the quality of the built environment and improving access to the district's cultural heritage. Although depending on design, development could make a positive contribution or have a significantly reduced negative impact against these objectives. An uncertain impact is also identified in respect of improving community safety. This site has been subject to mining and lies within the South Derbyshire Coalfield. There is therefore potential for mining legacy issues including unstable land, mine entries, as well as gas and spontaneous combustion.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.10.7 This site was first identified as a potential housing site in the Council's Preferred Options consultation in autumn 2012. It was subsequently included as a Proposed Housing Allocation in the Draft Local Plan Part 1 in autumn 2013, having previously been Housing Policy 1. A modification to include a contribution towards rrecycling facilities was added to this policy as a major modification.

7.10.8 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- The policy should explicitly include a requirement to ensure development does not affect away Breach Leys County Wildlife Site.
- The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route. Explicitly requiring sites to provide for a route through the eastern part of the site could ensure elements of the route being provided through the golf course and through an adjacent housing development are linked up and provide improved connectivity to Swadlincote and beyond.
- Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment

Risks and Uncertainties

7.10.9 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, National Forest Planting, increased capacity at schools or colleges, new road or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where abnormal costs such as contamination or unstable land exist.

7.10.10 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development. However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the short term.

Short, Medium and Long Term Impacts

7.10.11 Development could have a negative short term impact in respect of landscape and biodiversity effects. However National Forest Planting and Green Infrastructure provision on site (including the provision of enhanced cycling provision) could help improve biodiversity and informal open space provision (including access through non car modes) in the longer term.

Cumulative or Synergistic Impacts

7.10.12 The development of this site together of development at the Council Depot and Cadley Hill could have synergistic impacts on the local landscape and in respect of visual amenity, especially from high ground around Stanton to the north of Swadlincote or from viewpoints to the west of the A444. However, National Forest Planting (required within Policy INF8) coupled with the completion of the proposed golf course to the north of William Nadin Way could help reduce the effects of development in the longer term. The development of this site could also affect the local road network in particular around the A444, although impacts are unlikely to be significant and would be mitigated through appropriate capacity and highways improvements where necessary. Development from this site would also act in combination to increase foul water flows to Stanton Waste Water Treatment Works which is nearing its current capacity, although capacity improvements are possible at this site and Severn Trent Water would be able to programme capacity improvements through the Plan Period to 2028 through their own 5 yearly asset management plans. Development of this site and others on the western side of Swadlncote would also effect local schools provision. Additional secondary school pupils could be accommodated in existing schools (the Pingle or Granville), although it unclear whether primary schools places will be met by expanding existing schools or bringing forward a new school for this broad area.

7.11: POLICY H3 LAND AT CHURCH STREET/BRIDGE STREET/FOOTBALL CLUB SITE, CHURCH GRESLEY

A Residential development on Land at Church Street/Bridge Street/ Football club site, Church Gresley for around 350 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) Developer contributions for additional land to enable an extension to St George's Primary School;

ii) Residential development of the Moat Street site will only be permitted when the provision of an appropriate replacement facility on the Bridge Street Site has been secured;

iii) Measures will be used to protect the separate identity of Albert Village and the amenity of nearby occupiers by mitigating against undue adverse visual impacts;

iv) Access points to serve the sites shall be developed appropriately;

a) Principal Church Street site – access to be from Rockcliffe Close;

b) Bridge Street proposed football club site – access from Bridge Street;

c) Existing Gresley FC site – access from Moat Street;

v) The presence of coal mining legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;

vi) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route and the CONKERS Circuit.

vii) Developer Contributions to be made to the provision of a new household waste recycling centre in the Swadlincote Area

Policy H3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Church Street/Bridge Street/Football Club Site	✓	✓✓	✓	?	✓✓	✓	✓✓	✓	✓	✓ (ind)*	✓✓	?	✓	✓	X	X	✓✓	?	✓	?	--

Commentary

7.11.1 An application for 306 homes on the Church Street component of this site was submitted to the Council in November 2013,. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.11.2 The impacts of allocating this land for housing are generally positive when assessed the SA framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes; through improving educational achievement (by accommodating the extension and improvement to an adjacent primary school), improving access to Swadlincote Town Centre (and supporting the vitality of the town centre) and reducing the need to travel, due to the sites location in respect of local facilities and employment. It would also provide opportunities for non-car travel, by helping to improve a nationally significant cycle route (NCN63), which runs to Burton via Swadlincote Town Centre.

7.11.3 The policy would have less significant beneficial impacts in respect of improving health and wellbeing, through presenting opportunities to provide new off road walking and cycle connectivity to Swadlincote Town Centre and providing access to open space provision and the National Forest to the south. Housing development could also create local construction jobs (thus supporting the locally economy albeit on a short to medium term basis only) and could help reduce local employment land losses within the wider Swadlincote area (such losses have been significant in recent years), thus indirectly contributing towards strengthening the local (urban) economy. A positive impact in respect of promoting sustainable use of natural resources is identified as the site is well related to existing services and facilities. The site would have no impact on listed buildings and could contribute towards the delivery of new forest planting and informal open space within the 'forest' which is an important cultural resource within South Derbyshire. The location of the sites, which are either brownfield sites within the built framework or urban extensions screened by existing National Forest planting, will help deliver broadly neutral landscape/and or townscape impacts. Minor positive effects associated with the delivery of new waste facilities are also identified.

7.11.4 Negative impacts are likely in respect of water, light or noise pollution and greenfield land losses. However, the inclusion of appropriate amenity or water quality policies elsewhere in the plan could lessen negative effects.

7.11.5 Uncertain impacts are recorded in respect of improving the quality of the built environment and improving access to cultural heritage Although depending on design, development could make a positive contribution or have a significantly reduced negative impact against these objectives. An uncertain impact is also identified in respect of improving community safety. This site has been subject to mining and lies within the South Derbyshire Coalfield. Therefore, there is potential for mining legacy issues including unstable land, mine entries as well as gas and spontaneous combustion.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.11.6 This site was first identified as a potential housing site in the Council's Preferred Options Consultation in autumn 2012. It was subsequently included as a Proposed Housing Allocation in the Draft Local Plan Part 1 in autumn 2013. Having previously been Housing Policy 2.

7.11.7 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route.
- Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment

Further changes made to this policy were made as a result of the Local Plan Examination. These added a requirement for development to contribute to waste facilities and to connect to the conkers cycle route.

Risks and Uncertainties

7.11.8 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, National Forest Planting, increased capacity at schools or colleges, new road or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where abnormal costs such as contamination or the need for site regeneration exists.

7.11.9 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development. However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the short term.

Short, Medium and Long Term Impacts

7.11.10 Development could have a negative short term impact in respect of landscape and biodiversity effects, especially on existing woodland habitats surrounding the site or on sites which have been previously developed but have started to regenerate. However additional habitat creation and green infrastructure provision on site (including the provision of enhanced cycling provision) could help improve biodiversity and informal open space provision (including access) in the longer term. It is likely that given the size of the site, and the fact that there is already a developer interest in bring forward the larger of the three sites that housing delivery and hence most impacts related to construction would take place in the short to medium term.

Cumulative or Synergistic Impacts

7.11.11 This policy will contribute towards meeting overall housing need in the District up to 2028. It will also contribute towards the delivery of new infrastructure (including National Forest planting) and other community facilities, including an extension to St Georges Primary School in combination with growth elsewhere in Swadlincote and South Derbyshire. Development from this site would act in combination to increase foul water flows to Stanton Waste Water Treatment Works which is nearing its current capacity, although capacity improvements are possible at this site and Severn Trent Water would be able to programme capacity improvements through the Plan Period to 2028 through their own 5 yearly asset management plans. Development of this site and others on the western side of Swadlncote would also affect local secondary schools, although additional pupils could be accommodated at Pingle or Granville schools.

7.12: POLICY H4 LAND AT BROOMY FARM, WOODVILLE

A Residential development on Land at Broomy Farm, Woodville for around 400 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) A significant green buffer and landscaping on the north east boundary of the site, to help soften the housing development impact on the surrounding rural landscape creating a new urban edge and linking into the surrounding green infrastructure;

ii) The provision of a road from the A514 to the A511 through the site, to help mitigate the development's impact on the surrounding road network and contributions toward any other means to mitigate the transport impact of the development. The road link will need to be designed appropriately to avoid the use of the road as a 'rat – run';

iii) High quality pedestrian and cycle links shall be provided within the site and connecting to existing and proposed networks;

iv) A strategy to deal with foul water associated with site development to be submitted alongside any development proposal;

v) Consideration of improvements in community facilities in the surrounding area;

vi) The hedgerow along the watercourse shall be retained where practicable and a significant buffer to the southern edge of the site shall be provided to help reduce the housing development landscape and visual amenity impacts from viewpoints to the south.

vii) Developer contributionsto be made towards the provisionof a new household waste recycling centre in the Swadlincote area

Policy H4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Broomy Farm Woodville	✓	✓✓	✓	?	✓✓	✓	✓✓	✓	✓	✓	✓✓	?	✓	✓	X	XX	✓✓	?	✓	?	XX

Commentary

7.12.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and the examination process.

7.12.2 This policy generally performs well against the SA framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes; improving educational achievement (by accommodating the extension and improvement to a local school to accommodate growth within the site); improving access to Swadlincote Town Centre and Woodville District Centre both of which could provide significant and easily accessible day to day services, employment and community facilities. Development would also support the vitality and viability of both Woodville and Swadlincote centres owing to the close proximity of both.

7.12.3 The policy would have less significant beneficial impacts in respect of safeguarding important wildlife or geological sites; improving health and wellbeing and improving community safety through presenting opportunities to provide a new greenway around the northern edge of the development connecting Woodville to Swadlincote town centre (The Greenways Plan highlights this route as a tertiary route which has been part secured by previous local development). Development could also connect to existing public rights of way and the National Forest to the north. Housing development could also create local construction jobs (thus supporting the locally economy) and could help reduce local employment land losses within the wider Swadlincote area (which have been significant in recent years), thus indirectly contributing towards strengthening the local economy. A positive impact in respect of promoting sustainable use of natural resources is identified as the site is well related to existing services and facilities, which are accessible by non-car transport modes. The site would have no notable impact on listed buildings and could contribute towards the delivery of the National Forest an important cultural resource within South Derbyshire. The site is at no identified fluvial flood risk due to its location. It would also support the delivery of new waste facilities in Swadlincote.

7.12.4 Negative impacts are likely in respect of objectives to reduce water, light or noise pollution, greenfield land losses and landscape effects, although the inclusion of appropriate amenity or water quality policies elsewhere in the plan and the appropriate design of the site could help reduce landscape effects.

7.12.5 Uncertain impacts are recorded in respect of improving community safety (where traffic leads to increased congestion around Clock Island and because the site could be subject to mining legacy issues as it lies in the South Derbyshire Coalfield); improving the quality of the built environment; improving access to cultural heritage although depending on site design development could make a positive contribution or have a significantly reduced negative impact when considered against these objectives.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.12.6 This site was first identified as a potential housing site in the Council's Preferred Options Consultation in autumn 2012. It was subsequently included as a Proposed Housing Allocation in the Draft Local Plan Part 1 in autumn 2013. Having previously been Housing Policy 3.

7.12.7 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- The policy should include a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including the provision of a tertiary cycle route connecting Woodville and Midway to Swadlincote Town Centre.
- Require that the hedgerow along the alignment of the watercourse is retained where practicable and provide a significant strategic buffer to the northern edge of the site to reduce landscape and visual amenity effects from viewpoints to the north.

7.12.8 No minor modifications are proposed to this policy following the pre-submission consultation undertaken in March 2014 although a requirement for a contribution towards waste facilities was added as a major modification following the examination of the Plan. .

Risks and Uncertainties

7.12.9 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, National Forest Planting, increased capacity at schools or colleges, new road or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where abnormal costs exist.

7.12.10 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development. However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the near term.

Short, Medium and Long Term Impacts

7.12.11 Development could have a negative short term impact in respect of landscape and biodiversity effects, especially on existing hedgerows and other habitats on site. However additional habitat creation and green infrastructure provision on site, including forest planting, could help improve biodiversity and informal open space provision (including access) in the longer term. Given the scale of the site construction related impacts would occur over a short to medium term timeframe.

Cumulative or Synergistic Impacts

7.12.12 Development from this site could act together with other growth in Swadlincote to increase foul water flows to Stanton Waste Water Treatment Works which is nearing its current capacity, although capacity improvements are possible at this site and Severn Trent Water would be able to programme improvements through the Plan Period to 2028 through their own 5 yearly asset management plans. There may also be potential to accommodate foul flows at Milton WWTW, although presently this site is operating over is consented capacity. Development of this site and others around Woodville (for example the Woodville Regeneration site) could have a notable impact on the local road network including the Clock Island, although it is likely that this site could mitigate its own impacts through the creation of a new route connecting the A511 and A514. Further the delivery of the Regeneration site dependent on the proposed Woodville Regeneration Route which would increase the capacity of the local highways network. It is unclear whether this site could act in combination with development of the Occupation Lane site (the regeneration site) in respect of education provision (this would depend on the end use of the regeneration site and whether new homes are accommodated on site). Presently there is no capacity in any primary schools within or close to Woodville). Secondary school provision would be at the adjacent Granville School which has capacity to accommodate growth. Development in this location is unlikely to have cumulative or synergistic impacts in respect of visual amenity due to the local landform and the distance of other development sites within and around Woodville or Swadlincote.

7.13: POLICY H5 COUNCIL DEPOT

A Residential development on land at the Council Depot for around 158 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) Landscape features of the site shall be retained;

ii) No development shall take place in areas of high flood risk around the Darklands Brook;

iii) The presence of Coal Mining Legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;

iv) High quality pedestrian and cycle links, including National Cycle Route 63, both within the site and connecting to surrounding networks.

v) Developer contributionsto be made towards the provision of a new household waste recycling centre in the Swadlincote area

Policy H5	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Council Depot	✓	✓✓	✓	?	?	✓	✓✓	✓✓	✓	✓*	✓✓	?	✓	✓	X	X	✓	?	✓	?	X

Commentary

7.13.1 This site has been granted planning consent for 158 homes in February 2014, subject to a Section 106 agreement. However the site is allocated for housing in order to ensure that the site could contribute towards meeting local housing need within the plan period, in the event of any planning permission lapsing. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and changes through the examination process.

7.13.2 The impacts of developing this site when assessed the SA framework are generally positive. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes and improving access to Swadlincote Town Centre, which could provide access to a wide range of local services, employment and community facilities. The proximity of the site to the Town Centre and local employment land would provide opportunities to minimise the need for travel whilst new cycle path provision and proximity to existing public transport could improve opportunities for non car access to Swadlincote town centre. Development would also support the vitality and viability of Swadlincote town centre, owing to the close proximity.

7.13.3 The policy would have less significant beneficial impacts in respect of safeguarding important wildlife or geological sites and improving health and wellbeing, through presenting opportunities to secure the delivery of the Burton to Leicester Cycle Way (NCN63), which will connect to Swadlincote Town Centre and the National Forest beyond. Housing development could also create local construction jobs (thus supporting the locally economy), whilst providing for local housing needs and could help reduce local employment land losses within the wider Swadlincote area (which have been significant in recent years), therefore, indirectly contributing towards strengthening the local economy. A positive impact in respect of promoting sustainable use of natural resources is identified as the site is well related to existing services and facilities, which are accessible by non-car transport modes. The site would have no impact on listed buildings and could contribute towards the delivery of the National Forest, an important cultural resource within South Derbyshire. The site is at limited fluvial flood risk, and a culvert will need constructing to access the site across the Darklands Brook, although built development will be steered to those parts of the site not at significant risk. Due to its location away from any listed buildings or other heritage assets, the development of this site will help safeguard the cultural heritage of the town. The site would contribute towards the provision of new waste facilities in the Swadlincote area.

7.13.4 Negative impacts are likely in respect of water, light or noise pollution, although the inclusion of appropriate amenity or water quality policies elsewhere in the plan and the appropriate design of the site, could help pollution and amenity effects. Negative impacts are also likely in respect of the SA objective to minimise greenfield land losses (although the site is partially previously developed, which will help ameliorate losses of previously undeveloped land and productive agricultural land elsewhere). Impacts in respect of local landscape, townscape and visual amenity (especially from high land to the north) are also likely, although the site is not identified as being of any significant sensitivity in respect of landscape and townscape.

7.13.5 Uncertain impacts are likely in respect of improving educational achievement due to a lack of primary school provision in Swadlincote and the uncertainty surrounding how and where school places will be delivered. The performance of the site in respect of objectives to improve design quality and improving access to cultural heritage are also uncertain, although depending on site design development could make a positive contribution or have a significantly reduced negative impact against these objectives. An uncertain impact is also identified in respect of improving community safety. This site has been subject to mining and lies within the South Derbyshire Coalfield. There is therefore potential for mining legacy issues including unstable land, mine entries as well as gas and spontaneous combustion

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.13.6 This site was first identified as a potential housing site in the Council's Preferred Options Consultation in autumn 2012. It was subsequently included as a proposed housing allocation in the Draft Local Plan Part 1 in autumn 2013. Having previously been Housing Policy 4. No minor modifications are proposed to this policy following consultation on the pre-submission local plan in March 2014.

7.13.7 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route. Explicitly requiring sites to provide for a route through the eastern part of the site could ensure elements of the route being provided through the golf course and through an adjacent housing development are linked up and provide improved connectivity to Swadlincote and beyond.
- Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment
- Development steered away from areas of flood risk around the Darklands Brook.

A requirementfor development to contribute towards waste facilities in Swadlincote was also added during the Local Plan examination process as a major modification

Risks and Uncertainties

7.13.8 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, National Forest Planting, increased capacity at schools or colleges, new road or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where abnormal costs such as contamination or unstable land exist.

7.13.9 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development. However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the short term.

Short, Medium and Long Term Impacts

7.13.10 Development could have a negative short term impact in respect of landscape and biodiversity effects. However National Forest Planting and Green Infrastructure provision on site (including the provision of enhanced cycling provision) could help improve biodiversity and informal open space provision (including access through non car modes) in the longer term.

7.13.11 Given the scale of this site, and having regard to the fact the site already benefits from outline planning consent it is likely that this site would be built out relatively quickly and in the early part of the plan period. As such construction related impacts are likely to restricted to the early to mid-part of the plan period.

Cumulative or Synergistic Impacts

7.13.12 The development of this site together of development at land north of William Nadin Way and Cadley Hill could have additive or synergistic impacts on the local landscape and in respect of visual amenity, especially from high ground around Stanton to the north of Swadlincote. However, National Forest Planting (required within Policy INF8) coupled with the completion of the proposed golf course to the north of William Nadin Way could help reduce the effects of development in the longer term. The development of this site could also affect the local road network in particular around the A444, although impacts are unlikely to be significant and would be mitigated through appropriate capacity and highways improvements where necessary. Development from this site would also act in combination to increase foul water flows to Stanton

Waste Water Treatment Works which is nearing its current capacity, although capacity improvements are possible at this site and Severn Trent Water would be able to programme capacity improvements through the Plan Period to 2028 through their own 5 yearly asset management plans. Development of this site and others on the western side of Swadlincote would also effect local schools provision. Additional secondary school pupils could be accommodated in existing schools (the Pingle or Granville), although it unclear whether primary schools places will be met by expanding existing schools or bringing forward a new school for this broad area.

7.14: POLICY H6 DRAKELOW PARK

A Residential development on land at Drakelow Park, Drakelow for up to 2,239 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The provision of a 2 form entry primary school on site;
ii) In agreement with the Council, a restricted number of dwellings to be allowed prior to the opening of the Walton By-Pass;
iii) High quality pedestrian and cycle routes shall be provided both within the site and connecting to existing and proposed networks;
iv) The provision of one or two local retail centres commensurate with the size of the development, to provide for the day to day needs of the wider neighbourhood. The local centres should be the focal points within the development as a whole;
v) The refurbishment of the listed buildings on the site and protection of their settings;
vi) Retain and enhance areas of existing woodland on site to help integrate development into the wider landscape.
vii) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote Area

Policy H6	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Drakelow Park	✓	✓✓	✓	✓	✓✓	✓	✓✓	✓✓	✓✓	✓*	✓	✓	✓	✓	X	✓	✓✓	?	✓✓	?	X

Commentary

7.14.1 This site has been granted outline planning consent for 2,239 homes. However the site is allocated for housing in order to ensure that the site could contribute towards meeting local housing need within the plan period, in the event of any planning permission lapsing. The site is unlikely to be fully built out within the plan period and provision for 1,280 homes is made within the Plan to 2028. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.14.2 The impacts of developing this site are generally positive when assessed against the SA Framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes and improving access to local services and facilities, either locally on site, or in the adjacent towns of Burton on Trent or Swadlincote. Development would also help deliver a new primary school on site, which will contribute towards improving educational facilities and access to education locally. Development on the scale proposed would also provide significant day to day service provision locally and would help sustain local public transport provision and improved access to Burton on Trent (via the delivery of a new road bridge over the River Trent serving Burton on Trent, to be provided to support the scheme). Development would also make a significant contribution to reducing flood risk locally (by removing a culvert from the Darklands Brook located within the site), which will, in turn, remove a structure responsible for localised flooding. Development will also contribute towards the regeneration of a number of locally important heritage assets, including listed stables and a sunken garden which will be safeguarded through development.

7.14.3 The policy would also have beneficial impacts in respect of safeguarding important wildlife or geological sites. Whilst there are no wildlife sites contained within the site, the site is designed to safeguard/reflect the location of a wildlife site which lies adjacent to the site, and protected species within it. Development will contribute towards objectives for improving health and wellbeing and improving community safety through presenting opportunities to deliver new off road cycling connectivity (including indirectly by allowing the potential closure of an existing bailey bridge to motorised traffic). The delivery of the site and the Walton By-pass would also contribute towards highways safety and capacity improvements locally. Development will contribute towards delivering stable and sustainable economic growth and would help diversify local economic opportunities by providing a notable proportion of the District's employment land (12ha) to meet needs up to 2028. It will also contribute towards improving the quality of the existing built environment by supporting the regeneration of a largely previously developed site and helping to safeguard existing heritage features on site. The site will also help fund new waste facilities locally.

7.14.4 Negative impacts are likely in respect of water, light or noise pollution, although the inclusion of appropriate amenity or water quality policies elsewhere in the plan and the appropriate design of the site, could help reduce pollution and amenity effects. Negative Impacts in respect of local landscape and townscape character are also likely, although the site is not identified as being of any significant sensitivity in respect of landscape and townscape.

7.14.5 Uncertain impacts are recorded in respect of improving access to cultural heritage, although depending on site design, or future site use/occupation, development could make a positive contribution against this objective.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.14.6 This site was first identified as a potential housing site in the Council's Preferred Options Consultation in autumn 2012. It was subsequently included as a Proposed Housing Allocation in the Draft Local Plan Part 1 in autumn 2013, having previously been Housing Policy 6. A major modification to require that development help fund a new household waste recycling centre was added to the policy through the examination process.

7.14.7 This proposal has been subject to a very detailed Environmental Impact Assessment and detailed mitigation to reduce the likely effects of the development have been fully considered through this process and have informed site layout, design and implementation.

Risks and Uncertainties

7.14.8 Should the existing planning permission lapse the overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, National Forest Planting, increased capacity at schools or colleges, new road or highways capacity improvements including the Walton on Trent Bypass, heritage protection and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where abnormal costs such as site demolition (of existing commercial buildings) contamination or the need for site regeneration exists.

7.14.9 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development, (in the case of this site the Walton Bypass will need to be constructed prior to the completion of 100 homes). However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the short term.

Short, Medium and Long Term Impacts

7.14.10 Development could have a negative impact in respect of landscape and biodiversity effects, especially on existing woodland habitats surrounding the site (many of which are protected by tree preservation orders) or on areas of hard standing within the site which previously formed part of a railways to serve the power station to the south. However additional habitat creation and green infrastructure provision on site (including the provision of enhanced cycling provision) could help improve biodiversity and informal open space provision (including access) in the longer term. It is likely that given the size of the site that development will be built out in phases with construction related impacts affecting individual phases over a 3-5 year period. However, at the site level construction impacts will be throughout the plan period and will extend beyond the Plan period owing to the scale of the site.

Cumulative or Synergistic Impacts

7.14.11 Development from this site could act in combination with housing delivery proposals in Burton on Trent and East Staffordshire. However, no further strategic development is proposed in close proximity to this site and there is currently capacity in respect of waste water treatment works at Clay Mills in Burton. Development could however increase traffic on the local and strategic road network (including the A38) locally. No cumulative or synergistic impacts are identified in respect of landscape or visual amenity as a result of further housing development although planning consent for a Combined Cycle Gas Turbine Power station on land to the south was consented by the Secretary of State in 2007.

7.14.12 Development has yet to commence. This proposal could lead to cumulative impacts in respect of landscape or visual impacts. However, both proposals include strategic levels of landscaping (or retention of woodland/tree belts) to help mitigate the effects of large scale development in this area and in the longer term effects are likely to be reduced.

7:15 POLICY H7 LAND AT HILTON DEPOT

A Residential development on land at Hilton Depot, Hilton for around 485 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The provision of a primary school on site to address the capacity issues of current primary school provision within Hilton;
ii) Consideration will be given to retail and other service provision on the site;
iii) Consideration will be given to community facilities in Hilton that require a new building or enhancement;
vi) Provision will be made for high quality cycle and pedestrian access both within the site and linking to existing networks;
v) Development proposals will need to be supported by an appropriate Flood Risk Assessment;
vi) Retain existing woodland and deliver additional planting and habitat creation to screen the site from the south and west, with these areas being opened up for public access wherever possible;
vii) Development should reflect the location of Egginton Junction Gravel Pit County Wildlife Site and should, where possible enhance nature conservation interests of that site;
viii) the opening up of an existing culvert through the site and creation of appropriate easements along watercourses on the site, free of built development.
ix) Developer contributions to be made towards the provision of a new Household waste Recycling Centre in the Swadlincote Area

Policy H7	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Land at Hilton Depot	?	✓✓	✓	✓	✓	✓	✓✓	✓✓	✓✓	✓*	✓✓	✓✓	✓	✓	X	✓	X	?	✓	--	X

Commentary

7.15.1 This site was granted outline planning consent in July 2014. The impacts of developing this site are generally positive when assessed against the SA Framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes. Development in this area would help improve the range of facilities locally including through the provision of a new primary school, community facilities (allotments/land reserved for healthcare facilities and green space), this in turn, could reduce the need to travel. The development would also contribute towards the delivery of economic growth (the site would employ a notable number of people post construction (500-550 according to the developer planning application) as well as support construction jobs during site development. Development of new homes could also support existing retail or potentially support the delivery of additional retail and services within the village. The redevelopment of the existing ordnance sheds (which are around 60 years old and in a poor state of repair) would help improve the quality of the existing built environment in this area. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultation and examination.

7.15.2 The policy would also have beneficial impacts in respect of improving health and wellbeing and improving community safety through presenting opportunities to deliver new off road cycling connectivity and contributing towards highways safety and capacity improvements locally. It will also contribute towards improving the quality of the existing built environment by supporting the regeneration of a large previously developed site, although the sites performance would be tempered by the further release of around 7ha of greenfield land to support the comprehensive development of the area. Development in this area would not impact on any identified cultural heritage assets and would therefore help reduce overall plan effects in respect of cultural heritage. Development would also contribute towards the provision of new waste facilities locally.

7.15.3 Negative impacts are likely in respect of water, light or noise pollution although the inclusion of appropriate amenity or water quality policies elsewhere in the plan and the appropriate design of the site could help reduce pollution and amenity effects, including from employment sites proposed within the site. Objectives to conserve the districts landscape and townscape character and to reduce waste are also likely to be negatively impacted by development although this site is not identified as being of any significant sensitivity in respect of landscape and townscape character and could be significantly screened to the south and west by extensive tree belts already located on site. The development of the site is likely to lead to additional waste generation during construction and site use, although there may be potential to reuse materials on site during construction from existing buildings on the site.

7.15.4 No significant or notable impacts are identified in respect of improving access to cultural heritage within the site.

7.15.5 Negative effects are identified in respect of flood risk (the site is located in an area at flood risk, although actual risk is limited to moderate risk (i.e. Flood Zone 2) and the south eastern western portion of the site owing to the existence of landscape features close to the site, which although not flood defences provide a level of protection from flooding and owing to the recent completion of the River Dove Flood Risk Management Scheme which prevents flooding related to the River Dove and local watercourses to the west).

7.15.6 Uncertain effects are recorded in respect of objectives to reduce and manage the effects of climate change (again related to flooding), and to avoid damage to designated sites and species (there is evidence of a number of protected species on site and the site is located to a County

Wildlife site to the south separated from the site by a rail line). Thematic policies to be included in the Plan could help ensure that any uncertain effects associated with flooding and climate change are fully explored prior to development and appropriate mitigation sought.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.15.7 This site was first identified as a potential housing site in the Draft Local Plan Part 1 in autumn 2013 to help meet an increase in the housing requirement following an update to the Strategic Housing Market Assessment which led to an increase in the Districts Housing Requirement . The site was considered within the Preferred Growth Strategy in 2012, but at that time was not preferred by the Council as a potential housing site.

7.15.8 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- Include a requirement for the site to connect with NCN54 and the local primary route connecting the site to Hilton Village Centre and Hatton beyond
- Include a requirement for substantial areas of tree planting to the south and west of the site to be safeguarded with these areas being opened up for public access wherever possible.
- Require that any planning application be supported by appropriate flood risk assessment work to inform site layout and design and minimise flood risk on site.
- Require that development reflects the location of a non-statutory county wildlife site to the south of the site.

The policy was subject to a major modification during the examination, this added a requirement for a contribution towards waste facilities

Risks and Uncertainties

7.15.9 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at schools or colleges including a new primary school on site, new roads or highways capacity improvements, improvements to the local electricity network and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where other abnormal costs exist such as demolition or remediation costs associated with clearing ordnance warehouses,or reinstating a culverted watercourse within the site.

7.15.10 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development. However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the short term.

Short, Medium and Long Term Impacts

7.15.11 Development could have a negative short term impact in respect of landscape and biodiversity effects, especially on the wooded areas to the south of the site. However new tree and hedgerow planting and green infrastructure provision on site (including the provision of enhanced

cycling provision, allotments 'buffer planting', and the opening up of a culverted watercourse) could help improve biodiversity and informal open space provision (including access through non car modes) in the longer term.

7.15.12 Given the scale of this site, and having regard to the phasing plan included alongside the outline planning application for 485 homes on this site it is likely that development will be phased with construction related impacts affecting individual phases over a 2-5 year period. However, at the site level construction impacts could be medium to long term (i.e. up to 10 years).

Cumulative or Synergistic Impacts

7.15.13 The development of this site in combination with proposals at Willington Road, Etwall (H10) and east of Hatton (H11) could have a notable impact on John Port Secondary school. This site is presently at capacity, although it may be able to grow to accommodate additional pupil numbers. No significant effects on local primary school provision are expected (other than the fact that this development would provide an additional school which could relieve pressure on the existing primary school in Hilton which currently has around 800 pupils on role). In addition development of this site together with that proposed in Hatton could also require significant improvements to the local energy distribution network. However such improvements would need to be delivered in a timely fashion, but could affect the early delivery of the site where insufficient capacity exists to accommodate initial growth. Development is unlikely to have cumulative or synergistic effects in respect of landscape and visual amenity given location of this site in respect of sites in neighbouring villages. No significant in combination effects in respect of highways resulting from the delivery of sites in Hatton, Etwall and Hilton are identified.

7.16: POLICY H8 FORMER ASTON HALL HOSPITAL, ASTON ON TRENT.

A Residential development on Land at the Former Aston Hall Hospital, Aston for around 74 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The development will embrace high quality design standards to reflect the character of Aston on Trent and the surrounding landscape;
ii) Existing woodland areas along the north east and west of the site will be retained, enhanced and appropriate public access provided;
iii) The development shall not adversely local townscape;
iv) Consideration of improvements to community facilities for Aston on Trent;
v) A green buffer and landscaping on the southern boundary of the site to help soften the housing development's impact on the surrounding rural landscape;
vi) High quality pedestrian and cycle links both within the site and connecting to adjacent development;
vii) The development shall protect and enhance the setting of heritage assets.
viii) Developer contributions to be made towards the provisionof a new household waste recycling centre in the Swadlincote Area

Policy H8	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Aston on Trent	✓	✓✓	✓✓	✓✓	?	✓	✓✓	✓✓	✓	✓	✓✓	✓✓	✓	✓	X	✓✓	✓	?	✓	--	?

Commentary

7.16.1 to This site was granted planning permission in June 2014 for 74 dwellings and a care village. The policy set out above represents the most up date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations. Further changes to the policy wer made through the local plan examination.

7.16.2 The impacts of developing this site are generally positive when assessed against the SA framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes, improving the health and wellbeing of local residents (a significant element of this scheme would be an elderly care village with assisted living units), improving community safety and reducing crime (the site is currently derelict and is the focus of crime and antisocial behaviour locally);improving accessibility to local services (it would include new publically accessible services and leisure opportunities within the scheme) and thus would also support objectives to enhance the vitality and viability of the Local Plan. The regeneration of a previously developed and now derelict site will help safeguard greenfield land elsewhere and will make a major contribution towards improving the quality of the existing built environment around the site. In addition, the provision of a care home could generate a significant number of construction jobs during site development, together with employment associated jobs with the care home post completion and would contribute towards diversifying the local economy and supporting growth.

7.16.3 This policy would also have beneficial impacts in respect of objectives to avoid damage to designated sites as there are no wildlife sites within the site, although Long Walk Wood (A County Wildlife Site) is located to the immediate west of the site, However no built development is proposed within the woodland and proposals will improve public access to the wood. The development of a care home and new market housing would also deliver affordable homes, together with a care home and market housing and could help to house local people who may not otherwise be able to live in this area. In addition, the reuse of a brownfield site and possible reuse of demolition materials, could help reduce

the need for primary won aggregates. There are no known areas of flood risk on site and redevelopment of the site could help improve local townscape character. The plan would therefore perform positively against sustainability objectives in respect of flooding and cultural heritage. The development will help contribute towards the provision of a household waste recycling centre elsewhere in South Derbyshire.

7.16.4 Uncertain impacts are recorded in respect of improving educational attainment and would be dependent on the provisions made through any development to improve existing schools provision and access to local heritage facilities through the site. Objectives to conserve the districts landscape and townscape character would also be dependent on the detail of any scheme, although it is likely that proposals would have a positive impact in respect of townscape (given it's derelict nature) and a negative or neutral impact in respect of landscape, given the existing woodland to the east and west of the site and the established hedgerow to the south, which would help contain the scheme.

7.16.5 Negative impacts are likely in respect of water, light or noise pollution, although the inclusion of appropriate amenity/environmental quality or water quality policies elsewhere in the plan and the appropriate design of the site could help reduce pollution and amenity effects. T

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.16.6 This site was first identified as a potential housing site in the Draft Local Plan Part 1 in autumn 2013. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- Require policy to adequately screen development from the south to minimise landscape effects
- Encourage developers to make new facilities publically accessible to existing village residents wherever practicable.

Further modifications were made to this policy through the Local Plan examination to protect heritage assets and ensure development helps fund waste facilities elsewhere in the district

Risks and Uncertainties

7.16.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green infrastructure, sustainable urban drainage, increased capacity at local schools, new roads or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where other abnormal costs exist such as demolition or remediation costs associated with clearing former hospital buildings. In addition the state of the wider economy could also affect the delivery of larger housing or mixed use sites.

Short, Medium and Long Term Impacts

7.16.8 Development could have a negative short term impact in respect of landscape and biodiversity effects, especially on the wooded areas to the east and west of the site. However new tree and hedgerow planting and Green Infrastructure provision on site (including the provision of enhanced footpaths) and management of existing landscape features could help improve biodiversity of sites in the medium to long term.

Given the scale of this site, and developer interest in bringing forward the development of a mixed use scheme for market hosing and an extra care facility it is expected that this site would be delivered early in the plan period. Construction related impacts are likely to be short term at the site level.

Cumulative or Synergistic Impacts

7.16.9 The development of this site together with proposals on the edge of Derby City (Site AC24 Sites south of Chellaston) and sites H14 and H17 Chellaston Fields and Last west of Holmleigh Way (included in the South Derbyshire Plan) would have a potentially negative impact on local schools without the provision of further secondary school capacity within the Derby Urban Area. Pupils from Aston usually attend Chellaston Academy, although this school is full and unable to take further students from the Chellaston area or South Derbyshire villages. However impacts would be moderated by virtue of the fact that a significant proportion of this site will comprise and elderly care village and will not generate the need for schools places and the fact that a new school is proposed to accommodate growth within South Derbyshire and Derby City close to the DUA.

7.16.10 No other cumulative impacts are identified as a result of this development in respect of landscape or highways effects or other infrastructure capacity constraints given the scale of development proposed and its distance from other strategic housing sites in South Derbyshire and Derby City.

7.17: POLICY H9 LAND AT LONGLANDS REPTON

A Residential development on Land at Longlands, Repton for around 124 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) The development shall reflect the historic character of the village, preserve Repton's landscape and townscape character, reflect local landform and be designed to minimise the effects on the local landscape;
- ii) The eastern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and improve the existing south east edge of the village;
- iii) Views of the church spire from the public footpath will need to be respected and preserved where possible;
- iv) Consideration of improvements in community facilities for Repton;
- v) Development of the site shall not adversely impact upon the setting of Repton Conservation Area and other designated and non-designated heritage assets;
- vi) A strategy to deal with foul and surface water associated with site development to be submitted alongside any development proposal;
- vii) High quality pedestrian links within the site and delivery of enhanced walking connections to the site along Milton Road and the public footpath.
- viii) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote area

Policy H9	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Repton- Longlands	✓	✓✓	✓	✓	?	✓✓	✓	✓	✓	✓	✓✓	✓	✓	✓	X	XX	✓	?	X	?	X

Commentary

7.17.1 To date consent has been granted for 124 dwellings on this site. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and changes made through the Local Plan examination.

7.17.2 The impacts of developing this site are generally positive when assessed against the SA Framework. In particular this site would have major beneficial impacts in respect of providing decent and affordable homes, promoting social inclusion and reducing inequalities (by providing new market and affordable homes in the village), and by enhancing the vitality and viability of existing community facilities and services (either through supporting existing services or through supporting the provision of new facilities for example a new village hall.

7.17.3 There are less significant beneficial impacts in respect biodiversity and geodiversity (the site is not identified as having high value and could support biodiversity gain in the longer term). Development in this location could also have a neutral, or minor positive effect in respect of objectives to improve health and wellbeing and improving community safety (through the provision of highways improvements or new open space and play provision). It would also improve access to services and would help support the local economy and provide construction jobs locally. Development would likely support sustainable forms of construction, given existing and emerging energy efficiency standards in new homes and would deliver well designed homes. Development in this location would not increase flood risk and would support the delivery of new waste management infrastructure elsewhere in South Derbyshire

7.17.4 Development would have an uncertain effect in respect of schools provision and reducing and managing the effects of climate change, which again will be partially dependent on the design of new development.

7.17.5 Negative impacts are likely in respect of minimising waste, reducing water, light, noise and air pollution; protecting and enhancing the cultural character of the village and conserving local landscape. Significant negative effects are likely in respect of greenfield land losses.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.17.6 This site was first identified as a potential housing site in the Draft Local Plan Part 1 in autumn 2013. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- Policy should specifically require that development reflects the historic character of the village and protects the setting of nearby designated and non-designated heritage assets in addition to preserving landscape and townscape character.
- Development should contribute to the delivery of enhanced walking routes including along Milton Road.
- Development should reflect local landform and be designed to minimise effects on the local landscape.

Further major modifications were made at the examination stage to update the number of homes on site to accurately represent recent planning permissions and to require a financial contribution towards waste and recycling facilities in the District.

Risks and Uncertainties

7.17.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools, new roads or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.

Short, Medium and Long Term Impacts

7.17.8 Development could have a negative short term impact in respect of landscape effects, especially given the local landform which see this site rise notably to the south. However new tree and hedgerow planting and Green Infrastructure provision on site could help reduce landscape effects in the medium to long term as planting matures.

7.17.9 Given the scale of this site, and developer interest in bringing forward the development (there are currently two planning permissions covering around two thirds of the site), construction related impacts are likely to be short term at the site level.

Cumulative or Synergistic Impacts

7.17.10 The development of this site together with proposed development in Hatton, Hilton and Etwall would increase pressure on John Port Secondary School. This school is currently full, although does have limited capacity for growth.

7.17.11 No other cumulative impacts are identified as a result of this development in respect of landscape or highways effects or other infrastructure capacity constraints given the scale of development proposed and its distance from other strategic housing sites in South Derbyshire and Derby City.

7.18: POLICY H10 LAND SOUTH OF WILLINGTON ROAD, ETWALL

A Residential development on land at Willington Road, Etwall for around 199 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) That the development shall not adversely affect the setting of Etwall Lodge;
ii) High quality pedestrian connections will be made from the site into the village of Etwall.
iii) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote area

Policy H10	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Land south of Willington Road	✓	✓✓	✓✓	--	?	✓✓	✓✓	✓✓	✓	✓	✓✓	?	✓	✓	X	XX	✓	?	?	--	X

Commentary

7.18.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations as well as main modifications made through the Local Plan examination.

7.18.2 The impacts of developing this site are generally positive when against the SA Framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes; promoting social inclusion and reducing inequalities (by proving new market and affordable homes locally); improving health and wellbeing of local residents (through the delivery of improvements to local community infrastructure such as, open space); improving accessibility to new and existing community facilities (pedestrian links connecting the development to facilities in the village are explicitly required) and by enhancing the vitality and viability of existing community facilities

7.18.3 There are less significant beneficial impacts in respect biodiversity and geodiversity (as to conform with national policy development would be expected to demonstrate that biodiversity gain is delivered on site including through new strategic planting and the provision of SUDS or amenity space). Development would also support the local economy and provide construction jobs within the District and surrounding area. Development would support sustainable forms of construction, given existing and emerging energy efficiency and water efficiency standards. Development in this location would help reduce flood risk at a district wide level by delivering growth in an area at low flood risk. Severn Trent Water has confirmed that there is capacity in the local foul waste network to accommodate growth. Development will also support the delivery of new waste facilities elsewhere in the district.

7.18.4 Development would have an uncertain effect in respect of objectives to increase educational attainment as there is an identified lack of existing schools provision in this area. Development would also have an uncertain effect in respect of improving the quality of new development and reducing and managing the effects of climate change, which again will be partially dependent on the design of new development and whether it is designed to tackle and adapt to the impacts of climate change. Development would be located away from the conservation area in the village and away from the historic core of the village.

7.18.5 Negative impacts are likely in respect of reducing water, light, noise, air pollution and conserving local landscape character. Significant negative effects are likely in respect of greenfield land losses as this site is previously undeveloped and is in use for agricultural development.

7.18.6 No effects are identified in respect of objectives to improve community safety (development in this location could also have a neutral effect in respect of highways effects according to transport assessments submitted to support site delivery) and in respect of improving access to cultural heritage facilities.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.18.7 This site was first identified as a potential housing site in the Draft Local Plan Part 1 in autumn 2013. No changes have been made to this policy as a result of the Sustainability Appraisal. A linked site located at Sutton Lane has been removed from the Plan in response to consultation responses received following the pre-submission consultation. Concerns raised were largely associated with impacts on heritage and the character and appearance of the village. A further modification to the Policy was made through the Local Plan examination requiring financil contributions towards waste and recycling facilities in the Swadlincote area.

Risks and Uncertainties

7.18.8 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green infrastructure, sustainable urban drainage, increased capacity at local schools, new roads or highways capacity improvements, new community facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.

Short, Medium and Long Term Impacts

7.18.9 Development could have a negative short term impact in respect of landscape effects. However new tree and hedgerow planting and Green Infrastructure provision on site could help reduce landscape effects in the medium to long term as peripheral planting matures.

7.18.10 Given the scale of this site, and developer interest in bringing forward the development (there is an outstanding planning application for up to 100 homes before the Council), site delivery is likely during the early part of the plan period with construction related impacts occurring over the short term.

Cumulative or Synergistic Impacts

7.18.11 The development of this site together with proposed development in Hatton, Hilton and Etwall would increase pressure on John Port Secondary School. This school is currently full, although does have limited capacity for growth subject to expansion. The development could also work in combination with development proposals in Hilton to increase the need for improved healthcare provision locally. However it is likely that the existing surgery in Hilton could be expanded to accommodate new housing growth in this broad area proposed through the plan.

7.18.12 No other cumulative impacts are identified as a result of this development in respect of landscape or highways effects or other infrastructure capacity constraints given the scale of development proposed and its distance from other strategic housing sites included in the South Derbyshire Part 1 Local Plan.

7.19 POLICY H11 LAND NORTH EAST OF HATTON

A Residential development on land north east of Hatton for around 400 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) Retention of the existing trees on the eastern boundary of the site and landscaping to help soften the housing development on the surrounding landscape;
- ii) The provision of high quality pedestrian and cycle links both within the site and connecting to established adjacent development to the south of the site;
- iii) Consider additional retail provision on site, to help meet the needs of the site and provide further retail facilities for Hatton;
- iv) Developer contributions will be made to maintain the flood alleviation works at the lower River Dove Catchment Area;
- v) The provision of a doctor's surgery in Hatton will be considered;
- vi) Ensure the provision of a combined access to the site and to a large manufacturing plant and nearby sewage treatment works. New road infrastructure should be designed to reflect and protect the amenity of existing and proposed residential properties;
- vii) Developer contributions will be made towards the extension to Heathfields Primary School, Hatton to help address capacity issues at the school;
- viii) An appropriate easement along watercourses on site that is free from built development;
- ix) Consideration of heritage assets in the area.
- x) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote area

Policy H11	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Land North East of Hatton	✓	✓✓	✓?	✓✓	✓	✓✓	✓✓	✓✓	✓	✓	✓✓	?	✓	✓	X	XX	✓✓	✓	?	--	X

Commentary

7.19.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and Local Plan examination.

7.19.2 The impacts of developing this site are generally positive when assessed against the SA framework. In particular this site would have major beneficial impacts in respect of providing decent and affordable homes; promoting social inclusion and reducing inequalities (by proving new market and affordable homes in the village which has seen very little growth since 2006); by improving health and wellbeing of local residents through improvements to local community infrastructure including additional healthcare capacity (potentially providing facilities in the village itself, and by contributing to the on-going maintenance of flood defences in the village). Major beneficial impacts are also expected in respect of sustainability objectives to improve local access to healthcare, education and employment, through the provision of new facilities and through improving pedestrian and cycle links locally. Development on the scale proposed would support the vitality and viability of the village in general and will expand local services and facilities. In requiring that development help pay the cost of maintaining recently completed flood works within the village it would also make a significant positive contribution towards managing flood risk and a lesser contribution to managing the impacts of climate change.

7.19.3 Development as proposed in this policy is likely to have less significant positive effects in respect of objectives to improve biodiversity by targeting growth away from areas of greatest biodiversity and geodiversity interest, (by providing new habitat creation/landscaping and a green buffer). Development would also contribute towards the delivery of capacity improvements to local primary and secondary schools and for supporting economic growth in the area (by both providing construction jobs during the build out phase and balancing the large scale expansion

of a significant manufacturing site in the village). Development would support sustainable forms of construction, given existing and emerging standards controlled through national policy and statute. The policy would also support the delivery of new easte infrastructure elsewhere in South Derbyshire.

7.19.4 Uncertain impacts are likely in respect of delivering improvement to the built environment and design quality, protecting and enhancing the cultural heritage of the district (development may have a negative impact on Tutbury Castle (A Scheduled Ancient Monument outside of the District), although impacts would be dependent on the detailed design of any scheme. There is also potential for underground archaeology within this site.

7.19.5 Negative impacts are likely in respect reducing water, light, noise and air pollution and conserving local landscape character. Significant negative effects are likely in respect of greenfield land losses given that this site is greenfield and in productive agricultural use.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.19.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. No changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework have been made although a minor modification to the policy has been made to the policy following the pre-submission consultation undertaken in March 2014.

Risks and Uncertainties

7.19.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools, new roads or highways capacity improvements, new community/healthcare facilities, a contribution towards the maintenance of strategic flood defences and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.

Short, Medium and Long Term Impacts

7.19.8 Development could have a negative short term impact in respect of landscape effects. However the retention of existing vegetation on the eastern edge of the site together with new tree and hedgerow planting and Green Infrastructure provision on site could help reduce landscape effects in the medium to long term as planting matures.

7.19.9 Given the scale of this site, site delivery is likely during the early to middle part of the plan period with construction related impacts occurring over the short to medium term.

Cumulative or Synergistic Impacts

7.19.10 The development of this site together with proposed development in Hilton, Etwall and Repton would increase pressure on John Port Secondary School. This school is currently full, although does have limited capacity for growth subject to expansion. The development could also work in combination with development proposals in east Staffordshire to increase the need for improved healthcare provision in Tutbury. It is unclear whether existing facilities could accommodate further growth in this area and there may be a need for a new GP surgery on site.

7.19.11 There is also a lack of capacity on the local electricity network in this area. Growth could be frustrated on this and other potential housing sites at Hilton and possibly Etwall and Mickleover (and at potential employment site a Dove Valley), whilst new infrastructure is provided. It is unclear whether this issue could delay the delivery of sites prior to this infrastructure being delivered.

7.19.12 No other cumulative impacts are identified as a result of this development in respect of landscape or highways effects or other infrastructure capacity constraints given the scale of development proposed and its distance from other strategic sites included in the South Derbyshire Part 1 Local Plan.

7.20 POLICY H12 HIGHFIELDS FARM

A Residential development on land at Highfields Farm for up to 1,041 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) The provision of a single form entry primary school on site;
- ii) The provision of a local centre commensurate with the size of the development to provide for day to day needs of the wider neighbourhood. The local centre should be the focal point within the development;
- iii) The provision of a community centre;
- iv) High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing and proposed residential development shall be provided;
- v) The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the landscape;
- vi) Consideration should be given to Phase 2 of the South Derby Integrated Transport Link Road;
- vii) Developer contributions to be made toward improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;
- viii) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote area

Policy 12	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Highfields Farm	✓	✓✓	✓	?	?	✓✓	✓✓	✓✓	✓	✓	✓	?	✓	✓	X	XX	✓✓	?	✓	--	X

Commentary

7.20.1 This is a housing allocation which was expected to deliver up to 1200 dwellings within the Plan period. It was granted outline planning consent January 2009. Reserve matters applications have confirmed that 1041 dwellings will be delivered on site. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal, Local Plan consultations and modifications proposed through the Local Plan examination.

7.20.2 The impacts of developing this site are generally positive when assessed against the SA framework and would have major beneficial impacts in respect of sustainability objectives to provide decent and affordable homes; tackle housing deprivation locally; improve local accessibility to education, shopping, open space and other community facilities. The proposal would also make best use of existing infrastructure and reduce car dependency by providing capacity/highways improvements, new walking and cycling provision and facilities on site. The site would also contribute towards ensuring new homes in the district are not at flood risk (the site is in an area at low risk) and would need to be built to conform with emerging standards associated with the Flood Water Management Act.

7.20.3 Other positive effects are likely in respect of sustainability objectives to avoid damage to designated sites of biodiversity or geodiversity interest by improving the health and wellbeing of local residents, (through the provision of new homes market and affordable homes), through the provision of new walking and cycling routes and public open space. The delivery of new homes will also support economic growth and the diversification of the local economy through supporting new construction jobs locally. Development will also support existing retail and services in Derby City and nearby Heatherton village (although some day to day needs would be met by some service provision on site). Development would be constructed to meet existing building regulations and would deliver sustainable development when compared to the districts existing

housing stock. There are no identified sites or features of cultural or heritage significance on, or close to the site. The delivery of this site will therefore perform positively against an objective to protect cultural heritage. This policy could also support the delivery of new waste facilities in the district

7.20.4 Uncertain effects are identified in respect of objectives to improve health and safety, reduce fear of crime reduce the impacts of climate change, improve educational achievement and improve the quality of new development. It is likely that the significance and direction of effects would be informed by the detailed design and implementation of any scheme which will be determined largely through reserved matters planning applications or via conditions, including any developer contributions made to support highways capacity improvements and educational provision.

7.20.5 Negative effects are likely in respect of reducing water, light and noise pollution, and conserving the districts landscape character. Major negative impacts are likely in respect of greenfield land losses given the previously undeveloped nature of this site and its agricultural use.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.20.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. No amendments have been made to this policy as a result of the sustainability appraisal or pre-submission local plan consultation undertaken in March 2014, although a criteria to support the delivery of new waste facilities was added during the Local Plan examination as a main modification.

Risks and Uncertainties

7.20.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green infrastructure, sustainable urban drainage, increased capacity at local schools, new roads or highways capacity improvements, new community/healthcare facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.

7.20.8 The parameters of this development have been largely determined through the outline planning application (and associated conditions), the Section 106 legal agreement, the masterplan and mitigation proposed through the environmental impact assessment. It is therefore worth noting that there is a high level of certainty about the likely impact of this scheme as significant environmental and social assessments have been undertaken through the environmental impact assessment process to support the proposal. This material has been used to help inform this appraisal. Nonetheless, there remains uncertainty concerning how any development on this site may act in combination with other development on the edge or within Derby, particularly in respect of transport and education provision.

Short, Medium and Long Term Impacts

7.20.9 Development could have a negative impact in respect of landscape and townscape effects. However the retention of existing vegetation on the eastern edge of the site together with new tree and hedgerow planting and Green Infrastructure provision could help reduce landscape effects in the medium to long term as planting matures.

Given the scale of this site, delivery is likely through the plan period up to 2028 with construction related impacts occurring over the whole life of the Plan.

Cumulative or Synergistic Impacts

7.20.10 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire. In particular, growth could act in combination with housing sites AC19 (Manor Kingsway), and AC20 (Rickneld Road), in the city and housing sites located in the northern western part of South Derbyshire (H7, H9, H10, H11, H18 and H19). In combination, development in this area could have notable impacts in respect of transport and education. However this site has been subjected to appropriate transport assessments through the planning application process and can be accommodated locally subject to capacity or safety improvements to the surrounding road network. In respect of secondary school provision there is a lack of existing places to fully meet growth proposed in Derby City and within urban extensions to the City in South Derbyshire. It is likely that at least one new school will be required in the DUA to accommodate growth.

7.20.11 There is also a lack of capacity in the local sewerage network on the edge of the City, although unlike other DUA sites this site could be accommodated by Findern Waste Water Treatment Works subject to increasing the capacity at this works. In respect of potable water supply this site is most likely to be served by Staffordshire Water with water delivered via the Castleway pumping station to the north of Burton on Trent. Development in East Staffordshire combined with this site could require capacity enhancements to the water supply network.

7.20.12 No other cumulative impacts are identified as a result of this development in respect of landscape or highways effects or other infrastructure capacity constraints given the scale of development proposed and its distance from other strategic sites included in the South Derbyshire Part 1 Local Plan.

7.21 POLICY H13 BOULTON MOOR

A Residential development on Land at Boulton Moor will provide for around 1,950 dwellings within South Derbyshire and 800 new homes within the Derby City administrative boundary.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) That South Derbyshire District Council, Derby City and developers continue to work together to ensure that the proposals offer a holistic vision for an urban extension which is delivered in a comprehensive manner across the local authority boundaries. Delivery mechanisms will need to be established to ensure the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;

ii) A jointly prepared development framework shall be produced;

iii) A cross boundary approach to housing design, layout, density, open space and landscape shall be developed/undertaken;

iv) A cross boundary approach to the provision of affordable housing shall be developed/undertaken;

v) A plan of phasing for the delivery of this cross boundary site shall be submitted with any application;

vi) The provision of sustainable transport measures, including contributions to the delivery of a new park and ride and bus service to serve the wider urban extension site;

vii) Highway works, including improvements to Snelsmoor Lane to ensure that the impact on its junctions with the A6 and High Street are satisfactorily mitigated;

viii) Flood mitigation measures to address fluvial and surface water issues relating to the Thulston Brook watercourse and ground water levels;
ix) An appropriate flood risk assessment shall be submitted with any application;
x) Improvements to existing green infrastructure shall be made, along with the provision of new green infrastructure on the site;
xi) High quality pedestrian and cycle routes within the site and links between these and existing and proposed routes and green spaces beyond the site;
xii) A significant green buffer and landscaping boundary on the outer edges of the developments, to help soften the housing developments impact on the surrounding countryside, create a new defensible boundary and help mitigate the urbanising impact of new development upon Derby City's Green Wedge;
xiii) A new district centre shall be provided, anchored by a supermarket complemented by a range of smaller units providing for day to day needs of the wider neighbourhood;
xiv) The scale of the anchor store will be commensurate with the needs of the new community, the level of growth anticipated and the need to maintain the vitality and viability of other centres. The location of the centre should be the focal point at the heart of the new community;
xv) The provision of a two form entry primary school to cover phases 1 and 2 with separate primary provision to serve the site in Derby;
xvi) The urban extension shall protect and enhance the setting of nearby Elvaston Historic Park and Garden and other heritage assets, and will contribute towards softening the settlement edge around Boulton Moor;
xvii) Any built development to the east of the A6 and west of the B5010 shall be in accordance with Green Belt Policy;
xviii) In order to safeguard the operation of the Strategic Road Network an assessment of the impact of development traffic will be carried out and developer contributions will be sought.

Policy H13	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Boulton Moor	✓	✓✓	✓	?	?	✓✓	✓✓	✓✓	✓	✓	✓✓	?	X	✓	X	XX	?	?	?	✓	X

Commentary

7.21.1 This is a strategic site which comprises of three distinct phases of development which together could deliver 1,950 dwellings. Outline Planning Permission has already been granted for 1,058 dwellings (Boulton Moor Phase 1) in January 2009 and works to construct the first three hundred homes on site have recently commenced. An extension to the Phase 1 site would see the delivery of a further 700 homes, whilst a third phase of development to the immediate north of the Phase 1 site would see the delivery of a further 190 dwellings. A further proposal for 800 homes in Derby City is also planned within the Derby City Local Plan. The policy set out above represents the most up to date version of the policy amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.21.2 The development of this site in accordance with outlined policy would have major beneficial impacts in respect of sustainability objectives to provide decent, affordable homes and reduce housing deprivation both in South Derbyshire and Derby City through the delivery of significant affordable and market housing. Development would also improve local accessibility to education, shopping, open space, employment; (the site is well related to the under construction Derby Commercial Park and Raynesway) and other community facilities. The proposal would also make best use of existing infrastructure and reducing car dependency, by providing capacity/highways improvements, new walking and cycling provision and facilities on site and through the support of a new park and ride site located to the immediate north of the Phase 1 site. The policy would help support the further expansion of the proposed local centre in the existing consented scheme and would help to address the lack of a local centre in the general vicinity of this part of Derby City.

7.21.3 Other positive effects are likely in respect of sustainability objectives to avoid damage to designated sites of biodiversity or geodiversity interest (the site would deliver biodiversity gain on site including through new formal and informal space provision, the creation of a SUDS and other

habitat creation). The delivery of this site in accordance with this policy would also improve the health and wellbeing of local residents (through the provision of new homes (market and affordable) and through the provision of new walking and cycling routes and public open space. This policy would also support economic growth and the diversification of the local economy (through the delivery of new construction jobs and new retail and service jobs in the local centre). Development would be constructed to meet existing or future building regulations and would deliver sustainable development when compared to the districts existing housing stock. Development would offer opportunity to improve public access locally including access to Elvaston Castle Historic Park and Garden.

7.21.4 Uncertain effects are identified in respect of objectives to improve health and safety; reducing the impacts of climate change and reducing crime and fear of crime. In addition uncertain effects are also identified in respect of objectives to improve local education provision (and therefore attainment); improve the quality of new development and conserve local landscape character. It is likely that the significance and direction of effects would be informed by the detailed design and implementation of any scheme. The policy (as drafted) would require that development improves the existing settlement edge around Boulton, although the actual direction and scale of impacts would be largely influenced by the detailed design of development managed through reserved matters planning applications and the discharge of conditions for the site). It is also unclear how this site would perform in respect of flood risk. Phase 1 and 3 of the site is located outside any areas of identified flood risk. A notable part of phase 2, however, is indicated as being at flood risk, although it is unclear whether the Environment Agency Mapping (which conflicts with the Council's Level 1 Strategic Flood Risk Assessment) is accurate. Work is ongoing to determine actual flood risk in this general area.

7.21.5 Negative effects are likely in respect of reducing water, light and noise pollution. Major negative effects are likely in respect of greenfield land losses, as all of the sites are located on previously undeveloped agricultural land. A number of minor modifications have been proposed to the policy following the pre-submission consultation undertaken in 2014, although these have not affected the performance of the policy in respect of the sustainability appraisal.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.21.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. No amendments have been made to this policy as a result of the sustainability appraisal.

Risks and Uncertainties

7.21.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools including the onsite provision of a primary school, new roads or highways capacity improvements including to Snelsmoor Lane, the provision of enhanced public transport provision, new community/healthcare facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.

7.21.8 The parameters of this development have been largely determined through the outline planning application (and associated conditions), the Section 106 legal agreement (for phase 1 site), the masterplan and mitigation proposed through the environmental impact assessment (for phase 1 and 2 sites). It is therefore worth noting that there is a high level of certainty about the likely impact of this scheme as significant

environmental and social assessments have been undertaken through the environmental impact assessment process to support the phase 1 and 2 proposals. This material has been used to help inform this appraisal. Nonetheless, there remains uncertainty concerning how any development on this site may act in combination with other development on the edge or within Derby, particularly in respect of transport and education provision.

Short, Medium and Long Term Impacts

7.21.9 Development could have a negative impact in respect of landscape and townscape effects in the short to medium term. However the retention of existing vegetation on southern and eastern edge of development, including that required to protect the setting of Elvaston Castle Park and Garden could help reduce the magnitude of effects in the longer term. Given the scale of development in this area it is likely that construction related impacts would last for the duration of the plan period (long term).

Cumulative and Synergistic Impacts

7.21.10 Development in this area could act in combination in respect of other planned strategic housing development on the edge of the City and South Derbyshire. The existing consented Boulton Moor development would be served by Noel Baker School, although additional growth proposed as part of the phase 2 and 3 sites and site AC23 in Derby City could not be accommodated by this school. Further secondary provision is therefore proposed within the DUA to accommodate growth and reduce the effects of large scale development in this area. Development on the scale proposed in this area would also have potential effects on the local highways networks and capacity improvements and new public transport provision and walking and cycling route provision is proposed to help minimise the cumulative effects of growth in this area.

7.21.11 Development would also have notable effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA. The Council continues to have ongoing discussions with Severn Trent who will be responsible for delivering a strategic solution to accommodate foul flows in the Derby Urban Area through their own Asset Management Programme. Possible options for accommodating foul flows could include diverting some foul water to waste water treatment works in South Derbyshire and/or increasing the capacity of the sewerage network within the city to increase capacity.

7.21.12 Finally development around Boulton Moor could have synergistic impacts in respect of landscape and visual amenity. The compact nature of the city coupled with the scale of growth proposed could have notable landscape effects, especially from rural views to the south (including for those travelling along the A50). Growth in many cases will bring the city immediately adjacent or significantly closer to this key transport corridor and could have a detrimental impact on the rural nature of much of the northern part of the district. However the creation of new strategic landscape buffers and retention of existing planting could help reduce effects in the longer term.

7.22 POLICY H14 CHELLASTON FIELDS

A Residential development on Land at Chellaston Fields will provide for around 500 dwellings within South Derbyshire.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) High quality pedestrian and cycle routes shall be provided within the site and opportunities for links between the site and existing residential development and future employment areas shall be provided;

ii) Consideration should be given to some retail development on the site that is commensurate to the size of development and surrounding area, but does not affect the viability and vitality of existing retail in the area;

iii) Developer contributions are to be made toward improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network

iv) The developmentshall protect and enhance the setting of heritage assets

Policy H14	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Chellaston Fields	✓	✓✓	✓	--	?	✓✓	✓✓	✓✓	✓	✓	✓✓	?	X	✓	X	XX	✓✓	?	X	?	X

Commentary

7.22.1 This bulk of this site was granted outline planning permission in 2013 although no start has been made on site. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and included in the plan in the event that permission on this site lapses.

7.22.2 The impacts of developing this site are generally positive when assessed against the SA Framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes, promoting social inclusion and reducing inequalities by providing new market and affordable homes in a relatively expensive part of the City. In addition, major beneficial impacts are also expected in respect of sustainability objectives to improve local access to education, childcare provision, retail and open space, through the provision of new facilities and through connecting to existing pedestrian and cycle links locally. Development on the scale proposed would support the vitality and viability of Chellaston Neighbourhood Centre in general and will expand local services and facilities on site for the benefit of existing

communities, (the policy explicitly sets out to secure appropriate retail provision on site, at a scale which would not undermine the vitality of Chellaston Local Centre). The site is not at flood risk and development would be retained back to greenfield run off rates with appropriate management of surface water on site.

7.22.3 Less significant positive effects are likely in respect of sustainability objectives to avoid damage to designated sites of biodiversity or geodiversity interest, improving the health and wellbeing of local residents, through the provision of new homes market and affordable, supporting sustainable economic growth and the diversification of the local economy (by supporting new construction jobs and new retail and service jobs in proposed local centre). Development would be constructed to meet existing or future building regulations and would deliver sustainable development when compared to the districts existing housing stock.

7.22.4 No impacts in respect of safety and crime have been identified. Transport assessments supporting the planning application indicate that road safety concerns can be managed and mitigation delivered, to offset any increase in traffic volumes and highways safety concerns.

7.22.5 Uncertain effects have been identified in respect of issues concerning education (still to be fully resolved), improve the quality of new development, reduce and manage climate change and improve access to local heritage assets. The performance of any scheme will be largely determined through the detailed design of any scheme (to be dealt with through reserved matters).

7.22.6 The development would have a significant negative effect in respect of objectives to minimise greenfield land losses, as the is previously developed and capable of being used for agricultural uses.

7.22.7 Less significant negative effects are likely in respect of minimising waste; reducing pollution; (development could lead to an increase in noise complaints where homes are located close to the A50); protecting the cultural heritage (the site is located adjacent to an area of known archaeological interest). The development would also have a negative effect on the local landscape and in respect of visual amenity.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.22.8 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. Outline Planning Approval for up to 450 dwellings, local centre and primary school was consented in autumn 2013 subject to legal agreements. No changes to this policy are proposed following a draft review of this site against the SA framework.

Risks and Uncertainties

7.22.9 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green infrastructure, sustainable urban drainage, increased capacity at local schools including the onsite provision of a primary school, new roads or highways capacity improvements including to the A514 in Chellaston, new community facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.

7.22.10 The parameters of this development have been largely determined through the outline planning application (and associated conditions), the Section 106 legal agreement and mitigation proposed through the environmental impact assessment. It is therefore worth noting that there is a high level of certainty about the likely impact of this scheme as significant environmental and social assessments have been undertaken

through the environmental impact assessment process to support the proposal. This material has been used to help inform this appraisal. Nonetheless, there remains uncertainty concerning how any development on this site may act in combination with other development on the edge or within Derby, particularly in respect of transport and education provision.

Short, Medium and Long Term Impacts

7.22.11 Development could have a negative impact in respect of landscape and townscape effects in the short to medium term. However the retention of existing vegetation on southern and eastern edge of development, including that adjacent to the A50 could help reduce the magnitude of effects in the longer term, especially from views from the South.

7.22.12 Given the scale of development in this area, and having regard to developer interest in bringing forward this site, it is likely that construction related impacts would occur during the early and potentially the middle part of the plan period.

Cumulative and Synergistic Impacts

7.22.13 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire. In particular, growth could act in combination with housing site AC24 (South of Chellaston) and employment site AC15 (Infinity Park) in the city and housing sites H17 (Holmleigh Way Chellaston) and H15 (Wragley Way) in South Derbyshire, in respect of transport. In combination, effects from housing sites in respect of secondary education provision could also arise due to the lack of secondary school capacity in Chellaston. In order to address both issues new infrastructure is planned. The delivery of the new South Derby Integrated Link Road could increase local highways capacity in the Chellaston and Sinfin Area, whilst the provision of at least one new secondary school within the DUA will provide the secondary school places necessary to support growth.

7.22.14 Development would also have notable effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA. The Council is in continual dialogue with Severn Trent who will be responsible for delivering a strategic solution to accommodate foul flows in the Derby Urban Area through their own Asset Management Programme. Possible options for accommodating foul flows could include diverting some foul water to waste water treatment works in South Derbyshire and or increasing the capacity of the sewerage network within the city to increase capacity.

7.22.15 Finally development around Chellaston could have synergistic impacts in respect of landscape and visual amenity. The compact nature of the city coupled with the scale of growth proposed could have notable landscape effects, especially from rural views to the south (including for those travelling along the A50). Growth in this area will bring the city immediately adjacent to this key transport corridor and could have a detrimental impact on the rural nature of much of the northern part of the district. However the creation of new strategic landscape buffers and retention of existing planting could help reduce effects in the longer term.

7.23: POLICY H15 WRAGLEY WAY

A Residential development on Land at Wragley Way will provide for around 1,950 dwellings within South Derbyshire.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) New highway infrastructure to mitigate the transport impact on the local and strategic road networks of the whole site. This will include the provision of and/or contributions to the construction of the South Derby Integrated Transport link;

ii) Developer contributions to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;
iii) Any development should not prejudice the construction of a potential junction connecting the site to the A50, which may potentially be needed following the completion of the South Derby Integrated Transport Link;
iv) The provision of sufficient new primary school provision on site for the development as a whole;
v) High quality pedestrian and cycle links should be provided across the site and to the nearby residential, retail and employment developments together with recreational areas;
vi) The number of homes to be occupied before completion of the South Derby Integrated Transport Link shall be agreed with the Council;
vii) A new on-site local shopping centre shall be provided which should be commensurate in size to the needs of the community, taking into account the surrounding retail provision available. The location of the centre should be the focal point at the heart of the new community;
viii) The east, south and west of the site will require a green buffer and landscaping from the railway line and the A50 and enhancements to a defensible boundary along Sinfin Moor;
ix) Improvements to existing green infrastructure shall be made, along with the provision of new green infrastructure on site.

Policy H15	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Wragley Way	X	✓✓	✓	--	?	✓✓	✓✓	✓✓	✓	✓	✓✓	?	X	✓	X	XX	✓✓	?	?	?	?	X

Commentary

7.23.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.23.2 The impacts of developing this site are generally positive when assessed against the SA Framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes which in turn would promote social inclusion and reduce inequalities. In addition, major beneficial impacts are also expected in respect of sustainability objectives to improve local access to retail, open space and employment provision (by providing a direct link to large scale economic development to the north east of the site). Development would also make best use of existing infrastructure by providing a new integrated transport link which could help tackle capacity issues on the surrounding road network. Development on the scale proposed would support the vitality and viability of Sinfin to the immediate north, whilst allowing limited expansion of local services and facilities on site. The site is not at flood risk and development would be retained back to greenfield run off rates with appropriate management of surface water on site.

7.23.3 Less significant positive impacts are likely in respect of sustainability objectives to improve the health and wellbeing of local residents (through the provision of new homes (market and affordable), supporting sustainable economic growth and the diversification of the local economy, through supporting new construction jobs locally and new retail and service jobs in the proposed local centre. Development would be constructed to meet existing or future building regulations and would deliver sustainable development when compared to the districts existing housing stock.

7.23.4 Uncertain effects have been identified in respect of issues concerning education (still to be fully resolved). Improving the quality of new development, reducing and managing the effects of climate change and improve access to local heritage assets. The performance of any scheme will be largely determined through the detailed design of any scheme which is presently unknown. Uncertain impacts are also likely in respect of the objective to respect cultural heritage, as development on this site could lead to the partial loss of Sinfin Moor which is a regionally significant geological site.

7.23.5 Negative effects are likely in respect of objectives to avoid loss to designated sites and species (the development of the site would lead to the partial loss of a regionally important geological site – a non-statutory geodiversity site), minimise waste generation, reduce pollution and to conserve and enhance landscape character. It is noted that development on part of this site would be located close to the railway line which could lead to increased noise complaints without careful site design. Major negative effects are identified in respect of minimising greenfield losses as the whole site is previously undeveloped and in agricultural production.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.23.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- Require that developers to provide an assessment of the impact of development on the RIGS resulting from the detailed design and layout of development which includes mitigation as appropriate.
- Require appropriate sound attenuation/noise mitigation from the railway line to the south east of the site.

Risks and Uncertainties

7.23.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools including the onsite provision of a primary school on site as appropriate, new roads or highways capacity improvements including the South Derbyshire Integrated

Link Road, new community facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability. In addition the state of the wider economy could also affect the delivery of larger housing or mixed use sites.

Short, Medium and Long Term Impacts

7.23.8 Development could have a negative impact in respect of landscape effects in the short to medium term. However the retention of existing vegetation on southern, western and eastern edge of development together with field boundaries within the development site, could help reduce the magnitude of effects in the longer term, especially from views from the south.

7.23.9 Given the scale of development in this area, it is likely that construction related impacts would occur throughout (and indeed beyond) the Plan period, as the plan only makes provision for the delivery of 1,180 homes within the Plan period.

Cumulative and Synergistic Impacts

7.23.10 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire. In particular, growth could act in combination with housing site AC17 (Sinfin Lane/Goodsmoor Road) and employment site AC15 (Infinity Park) in the city and housing sites H14 (Chellaston Fields) (H16 Primula Way), H17 (Land west of Holmleigh Way) in South Derbyshire, and any future extension to Infinity Park (Policy E5), in respect of transport. In combination, effects from housing sites in respect of secondary education provision could also arise due to the lack of secondary school capacity locally. In order to address both issues new infrastructure is planned. The delivery of the new South Derby Integrated Link Road could increase local highways capacity in the Chellaston and Sinfin Area, whilst the provision of at least one new secondary school within the DUA will provide the secondary school places necessary to support growth locally.

7.23.11 Development would also have notable effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA. The Council is in continual dialogue with Severn Trent who will be responsible for delivering a strategic solution to accommodate foul flows in the Derby Urban Area through their own Asset Management Programme. Possible options for accommodating foul flows could include diverting some foul water to waste water treatment works in South Derbyshire and/or increasing the capacity of the sewerage network within the city to increase capacity.

7.23.12 Development around the southern edge of Sinfin could have synergistic impacts in respect of landscape and visual amenity. The compact nature of the city coupled with the scale of growth proposed on its southern boundary could have notable landscape effects, especially from rural views to the south (including for those travelling along the A50). Growth in this area will bring the city immediately adjacent to this key transport corridor and could have a detrimental impact on the rural nature of much of the northern part of the district. However the creation of new strategic landscape buffers and retention of existing planting could help reduce effects in the longer term.

7.24 POLICY H16 PRIMULA WAY, SUNNY HILL

A Residential development at Primula Way, Sunny Hill for around 500 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The south and west boundary of the site will require a green buffer and landscaping, to help soften the housing development against the rural landscape and create a new defensible boundary;

ii) Appropriate sound attenuation/noise mitigation from the railway line to the east of the site shall be provided.

iii) The development should have high quality pedestrian connections into the existing residential areas within Derby City;
iv) Developer contributions to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.

Policy H16	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Primula Way	✓	✓✓	✓	--	?	✓✓	✓	✓✓	✓	✓	✓✓	?	X	✓	X	XX	✓✓	?	?	?	?	X

Commentary

7.24.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultation.

7.24.2 The development of this site in accordance with outlined policy would have major beneficial impacts in respect of sustainability objectives to provide decent and affordable homes and support housing deprivation both in South Derbyshire and Derby City. It would also make best use of existing infrastructure and reduce the need to travel, by ensuring good connectivity to surrounding urban areas including Sinfin Local Centre (which further growth would support) and would provide access to frequent and regular bus services along Stenson Road. Part of the site was consented for homes in 2011 and will provide flood alleviation works, which will contribute towards reducing flood risk locally, including within the City.

7.24.3 Other positive effects are likely in respect of sustainability objectives to avoid damage to designated sites of biodiversity or geodiversity interest and deliver biodiversity gain, improve the health and wellbeing of local residents, through the provision of new homes (market and affordable) and through the provision of new walking and cycling routes and public open space. Development would also support economic growth and the diversification of the local economy through supporting new construction jobs. Development would be accessible to shopping, open space, employment and other community facilities within Sinfin due to its proximate location and the requirement of the policy to provide good connectivity to the existing urban area. Development would be constructed to meet existing or future building regulations and would deliver sustainable development when compared to the districts existing housing stock.

7.24.4 Uncertain effects are identified in respect of objectives to improve educational achievement; improving the quality of new development; reducing the impacts of climate change and improving accessibility to cultural features. It is likely that the significance and direction of effects would be informed by the detailed design and implementation of any scheme. Uncertain effects are also identified in respect of heritage features given the potential for underground archaeology within the site. However no impacts on listed or other historic building are likely as a result of this development.

7.24.5 Negative effects are likely in respect of minimising waste; reducing water, light and noise pollution. It is noted that the development of new homes in close proximity of a railway line could lead to increased noise complaints. Development in this location could also have a negative impact in respect of conserving the districts landscape and townscape character. Major negative effects are likely in respect of greenfield land losses given this site is previously undeveloped and in agricultural use,

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.24.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. Part of the site (for 145 dwellings) was granted outline permission in 2012, although an application to deal with reserved matters remains to be submitted. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- Include a requirement for appropriate sound attenuation/noise mitigation from the railway line to the south east of the site.

7.24.7 No substantive changes have been made to this policy following consultation on the Pre-submission draft of the Local Plan in March 2014.

Risks and Uncertainties

7.24.8 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green infrastructure, sustainable urban drainage and flood risk mitigation on site associated with the Hell Brook, increased capacity at local schools, new roads or highways capacity improvements, new community facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability. In addition the state of the wider economy could also affect the delivery of larger housing sites.

Short, Medium and Long Term Impacts

7.24.9 Development could have a negative impact in respect of landscape effects in the short to medium term. However the retention of existing vegetation on western and southern edge of development together with field boundaries within the development site could help reduce the magnitude of effects in the longer term, especially from views from the south.

7.24.10 Given the scale of development in this area and developer interest in bringing forward this site, it is likely that construction related impacts would occur in the short to medium term.

Cumulative and Synergistic Impacts

7.24.11 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire, in respect of transport impacts on the Stenson Road Corridor. In particular, growth could act in combination with housing site AC17 (Sinfin Lane/Goodsmoor Road) and employment site E4 (Sinfin Moor) and housing site H15 (Wragley Way), in South Derbyshire. In combination, effects from housing sites in respect of secondary education provision could also arise due to the lack of existing secondary school capacity, sufficient to meet all local need in and around Sinfin. No other significant in combination effects have been identified, although large scale development in this general area could also have a negative impact on the local sewerage network, although it is likely that Severn Trent could undertake timely capacity improvements sufficient to accommodate growth.

7.24.12 Development around the southern edge of Sinfin could have synergistic impacts in respect of landscape and visual amenity. The compact nature of the city coupled with the scale of growth proposed on its southern boundary could have notable landscape effects, especially from rural views to the south. However the creation of new strategic landscape buffers and retention of existing planting could help reduce effects in the longer term.

7.25: POLICY H17: HOLMLEIGH WAY, CHELLASTON

A Residential development on Land at Holmleigh Way will provide for around 150 dwellings within South Derbyshire.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) Outgrown hedgerows on the boundary of the site should be retained wherever possible;
- ii) To seek opportunities for high quality pedestrian and cycle route links into the Sustrans route and the existing retail centre in West Chellaston;
- iii) Avoidance of areas of flood risk to the north and south of the site due to Cuttle Brook;
- iv) Appropriate noise attenuation close to the A50;
- v) The development of the site shall not prejudice the development of a new link road to serve development around Sinfin and Infinity Park;
- vi) An appropriate buffer between the new housing development and Holmleigh Way will be provided;
- vii) Developer contributions are to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.

Policy H17	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Holmleigh Way	X	✓✓	✓	--	?	✓✓	✓	✓✓	✓	✓	✓✓	?	X	✓	X	XX	✓✓	?	?	?	X

Commentary

7.25.1 The policy set out above represents the most up to date version of the policy amended to reflect changes as a result of the sustainability appraisal and previous Local Plan consultations.

7.25.2 The impacts of developing this site are generally positive when assessed against the SA Framework. In particular, this site would have major beneficial impacts in respect of sustainability objectives to provide decent and affordable homes and promoting social inclusion in both in South Derbyshire and Derby City. Development of this site would also contribute towards making the best use of infrastructure and reducing the need to travel (due to the proximity of the site to local services in Chellaston and the proximity of the site to a significant local cycle route and local bus services running along Crown Way). Development close to, and well connected to, the local centre, located on Holmleigh Way would also support the viability and vitality of local shops and services. The site is largely at flood risk, although the policy, as drafted requires development to be located outside of areas at risk.

7.25.3 Site development could also have minor or modest beneficial effects in respect of objectives to improve accessibility by locating new development close to existing services and by providing good quality pedestrian links to surrounding areas, although direct connectivity to local shops and facilities could be partially frustrated by land ownership issues. Development would also support economic growth and the diversification of the local economy through supporting new construction jobs locally. New homes would be constructed to meet existing or future building regulations and would deliver sustainable development when compared to the districts existing housing stock.

7.25.4 Uncertain effects are identified in respect of issues concerning education (still to be fully resolved - although it is likely that primary age children would access a proposed new school planned as part of the Chellaston Fields development to the east of the A514), improving the quality of new development, reducing and managing climate change and improving access to local heritage assets. The performance of any scheme will be largely determined through the detailed design of any scheme (to be dealt with through reserved matters). There are no built heritage sites

or features within the site or immediately surrounding the site although there is significant potential for below ground archaeology in this area, an uncertain effect is therefore identified in respect of the SA objective.

7.25.5 Negative effects are likely in respect of minimising waste, reducing water, light and noise pollution and conserving the districts landscape and townscape character. In addition this site lies partially within the Sinfin Moor RIGS. This geological feature extends some 2km square around Sinfin Moor and is the bed of an ice age lake. RIGS sites are not-statutory designations, however and a minor impact on this feature is likely given the small scale of this proposal. Major negative effects are likely in respect of greenfield land losses given that this land is previously undeveloped (although is not in agricultural use presently).

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.25.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. The Site was granted outline planning consent for 158 homes in spring 2014 (although the section 106 remains to be signed). Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- The requirement for appropriate noise attenuation close to the A50.
- The requirement for development on this site not to prejudice the development of a new link road proposed to serve development around Sinfin and around Infinity Park.
- The requirement to provide an appropriate buffer between new housing development and Holmleigh Way.

Risks and Uncertainties

7.25.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools, highways capacity improvements or new public rights of way and affordable housing. Requirements to deliver new infrastructure could all impact on site viability.

7.25.8 The parameters of this development have been largely determined through the outline planning application. It is therefore worth noting that there is a medium to high level of certainty about the likely impact of this scheme as significant environmental and social assessments have been undertaken through the planning process to support the proposal. This material has been used to help inform this appraisal where appropriate. Nonetheless, there remains uncertainty concerning how any development on this site may act in combination with other development on the edge or within Derby, particularly in respect of transport and education provision.

Short, Medium and Long Term Impacts

7.25.9 Development could have a minor negative impact in respect of landscape and townscape effects. However the retention of existing vegetation, including that adjacent to the A50 could help reduce the magnitude of effects in the longer term. It is unlikely that significant views from elsewhere in South Derbyshire are likely given the local landform.

7.25.10 Given the scale of development in this area, and having regard to developer interest in bringing forward this site, it is likely that construction related impacts would occur during the early within the plan period.

Cumulative and Synergistic Impacts

7.25.11 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire. In particular, growth could act in combination with housing site AC24 (South of Chellaston) and employment site AC15 (Infinity Park) in the city and housing sites H14 (Chellaston Fields) Chellaston and H15 (Wragley Way) in South Derbyshire, in respect of transport. In combination, effects from housing sites in respect of secondary education provision could also arise due to the lack of secondary school capacity in Chellaston. In order to address both issues new infrastructure is planned. The delivery of the new South Derby Integrated Link Road could increase local highways capacity in the Chellaston and Sinfin Area, whilst the provision of at least one new secondary school within the DUA will provide the secondary school places necessary to support growth.

7.25.12 Development would also have notable effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA. The Council is in continual dialogue with Severn Trent who will be responsible for delivering a strategic solution to accommodate foul flows in the Derby Urban Area through their own Asset Management Programme. Possible options for accommodating foul flows could include diverting some foul water to waste water treatment works in South Derbyshire and or increasing the capacity of the sewerage network within the city to increase capacity.

7.25.13 Finally development around Chellaston could have additive (cumulative) impact in respect of landscape and visual amenity. However effects would be ameliorated as this site is largely contained by existing development and the A50 and is not prominent in the local landscape due to the local landform.

7.26 POLICY H18: HACKWOOD FARM, MICKLEOVER

A Residential development on Land at Hackwood Farm, Mickleover for around 290 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) The site lies on the edge of Derby City and the allocation of the South Derbyshire element for 290 dwellings is conditional on the City allocating adjacent land in their Local Plan. In this event, it will be important that there is a comprehensive approach to the development of this cross boundary site;

ii) The northern and western boundaries of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and create a new defensible boundary;

iii) The existing landscaping elements to the south and east of the site should be retained subject to highway improvement or secondary site access that would be required;

iv) The site should provide high quality links into the existing cycle route, rights of ways and also the residential area to the south through a pedestrian/cycle bridge provided across the Mickleover to Egginton Greenway, which is likely to be in Derby City. The Greenway is a local wildlife site whose nature conservation interest should be protected and links maintained with the surrounding green infrastructure network;

v) Development in South Derbyshire should connect to any housing development or housing allocation to the east of the site within Derby City;

vi) The development should embrace high design standards that reflect the rural landscape beyond the site, particularly along Radbourne Lane and to the west of the site within South Derbyshire;

vii) Contributions towards the development of a new primary school that is likely to be within the Derby City part of the site;
viii) A new local centre on site to help meet the needs of the site;
ix) Improvements to the junction of Station Road and Radbourne Lane;
x) The urban extension shall not adversely impact upon the setting of nearby Radbourne Hall.

Policy H18	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Hackwood Farm	✓	✓✓	✓	--	?	✓✓	✓	✓✓	✓	✓	✓	?	X	?	X	XX	✓✓	X	X	✓	XX

Commentary

7.26.1 This site will form part of a larger site. In addition to new homes in South Derbyshire, the site will also comprise of a minimum of 400 homes in Derby City. An application for 370 homes was received by the City Council in March 2013 and an application for the whole site was received by South Derbyshire for 270 homes in June 2014. Both applications remain to be determined. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.26.2 The development of this site would have major beneficial impacts in respect of sustainability objectives to provide decent and affordable homes and support housing deprivation, both in South Derbyshire and Derby City. It will also support accessibility to local services located in nearby Mickleover Centre (2km distance), and provide a new local centre within the Derby City part of the site. The development would also help reduce the need to travel as the development is well related to existing frequent and regular bus services, serving the city centre (these run every 7-8 minutes). The site is not at flood risk from ditches and other surface watercourses on site and is classified as low risk of flooding. Surface water that flows from new development would be controlled through the installation of a Sustainable Drainage system on site.

7.26.3 Other positive effects are likely in respect of sustainability objectives to avoid damage to designated sites of biodiversity or geodiversity interest, to improve the health and wellbeing of local residents, through the provision of new homes (market and affordable) and through the provision of new walking and cycling routes and public open space. Development would also make a positive contribution towards improving accessibility through the provision of limited new facilities such as a primary school and a small local centre (within the Derby City part of the site) and open

space. Development would also support economic growth and the diversification of the local economy through supporting new construction jobs locally and new service jobs within the local centre. Development is likely to contribute to the delivery of sustainable homes locally meeting energy and water efficiency targets included within building regulations as well as SUDS provision on site.

7.26.4 Uncertain effects are identified in respect of objectives to improve educational achievement, as whilst existing pupils can be accommodated in nearby schools, it is unclear how other developments could interact with this development. Uncertain impacts are also identified in respect of improving the quality of new development and reducing the impacts of climate change. It is likely that the significance and direction of effects would be informed by the detailed design and implementation of any housing scheme

7.26.5 Negative impacts are likely in respect of waste generation (waste is likely to be generated both during construction and operation) and noise (development will moderately increase noise levels around the vicinity of Starflower Way and Spinneybrook Way, due to an increase in traffic flows). In respect of heritage impacts, it is likely that impacts would be minor and would most likely relate to impact on the setting of nearby listed buildings or the loss of archeologically features related to medieval and post medieval farming, such as ridge and furrow or historic field boundaries, surviving as buried remains. No impacts in respect of onsite archaeology are currently identified. Detailed landscape appraisals for the site indicate that the local landscape is of moderate sensitivity to change and impacts will generally be of moderate to major significance in the short term depending on the sensitivity of nearby receptors (more significant effects are assigned where landscape effects will affect existing homes looking into the site). However, overall impacts are likely to reduce over time as proposed new planting and Green Infrastructure, which will account for a third of the land area matures to screen effects. This site is greenfield and will lead to the loss of active agricultural land, although such land is a common resource locally and on the basis of strategic information held by the Council, it would appear that land in this area is unlikely to be classed as best and most versatile. Nonetheless the loss of land is considered significant.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.26.6 This site was first identified as a potential housing site in the Council's Draft Part 1 Local Plan, it was not identified a preferred development location in the Preferred Growth Strategy Consultation held in autumn 2012 but was added following the City Council's decision to allocate the site in Derby City to meet their own Housing needs. The inclusion of the South Derbyshire component of the site gives the development a critical mass sufficient to make the whole site more sustainable, for example by providing opportunity to locate new education and community facilities and local centre on site. No changes to the policy are proposed following appraisal against the SA framework.

Risks and Uncertainties

7.26.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools including the provision of a primary school on site, highways capacity improvements and affordable housing. Requirements to deliver new infrastructure could all impact on site viability.

7.26.8 The parameters of this development have been outlined through an application to Derby City and South Derbyshire. Significant environmental and social assessments have been undertaken through the planning process to support this proposal. This material has been used to help inform this appraisal where appropriate. Nonetheless, there remains uncertainty concerning how any development on this site may act in combination with other development on the edge or within Derby proposed through the South Derbyshire and Derby City Local Plans, particularly in respect of transport and education provision.

Short, Medium and Long Term Impacts

7.26.9 Development could have a minor negative impact in respect of landscape and townscape effects. However the retention of existing vegetation, including that adjacent to Radbourne Lane together with existing field hedges could help reduce the magnitude of effects in the longer term.

7.26.10 Given the scale of development in this area, and having regard to developer interest in bringing forward this site, it is likely that construction related impacts would occur during the early to middle part of the plan period.

Cumulative and Synergistic Impacts

7.26.11 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire, in respect of transport impacts. In particular, growth could act in combination with housing sites in Amber Valley (SG5 Radbourne Lane, Mackworth) and Derby City (AC21 Hackwood Farm, AC22 Onslow Road, Mickleover and the former Mackworth College Site, Mackworth). Development could also act in combination with Site H19 which could deliver 1,400 homes up to the end of the Plan period). In combination, effects from proposed housing sites in respect of secondary education provision could also arise due to the lack of existing secondary school capacity, sufficient to meet all local need around the western edge of the City.

7.26.12 Development would also have notable effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA and in particular site HXX (land West of Mickleover). The Council is in discussion with Severn Trent who will be responsible for delivering a strategic solution to accommodate foul flows in the Derby Urban Area through their own Asset Management Programme. Possible options for accommodating foul flows could include diverting some foul water to waste water treatment works in South Derbyshire and or increasing the capacity of the sewerage network within the city to increase capacity.

7.26.13 Finally development around Mickleover could have synergistic impacts in respect of landscape and visual amenity, particularly in combination with housing proposals on Radbourne Lane. However effects could be partially mitigated through the appropriate landscaping and design of individual housing sites in South Derbyshire and Amber Valley.

7.27 POLICY: H19 LAND WEST OF MICKLEOVER

A Residential development on land to the west of Mickleover will provide for around 1,650 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

i) That South Derbyshire District Council and the developers work together with Derby City and Derbyshire County Council to ensure that the proposals offer a holistic vision for an urban extension to be delivered in a comprehensive manner. Delivery mechanisms will need to be established to ensure he necessary level of coordination to effectively deliver the infrastructure and facilities to support the development.

ii) A jointly prepared development framework by South Derbyshire District Council and the developers shall be produced that sets out guiding principles for the site;
iii) The provision of a one form entry primary school on site with the provision of land for a two form entry should it be required;
iv) A new district centre offering a range of shops and facilities shall be provided that is commensurate with the needs of the community. The scale and nature of these facilities will be determined by evidence submitted with a future planning application;
v) The provision of a community centre. The ownership and management of this centre will be considered in more detail as part of a future planning application;
vi) Consideration of a GP surgery on site subject to discussions with the Southern Derbyshire Clinical Commissioning Group;
vii) High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development and the adjacent Sustrans route;
viii) The northern and western edge of the site will require a significant green buffer to help soften the housing development against the landscape;
ix) The urban extension shall protect and enhance where possible the wider setting of Radbourne Hall and other heritage assets;

x) Any application for planning permission will be supported by an assessment of the impact of development traffic on the strategic and local road network, including the cumulative impact of development proposed in the three aligned Core Strategies. The scope of the assessment should be agreed with the local planning authority in consultation with the relevant transport network operators and service providers. The application will also be supported by an access strategy and a package of necessary measures to mitigate any significant impact of the development, including off-site highways improvements, necessary developer contributions and other measures to encourage non-car modes of transport; including necessary enhancements to local bus services.

xi) vehicular access to that part of the allocation to the north of the public footpath route that runs from Greenside Court to the dismantled railway line shall be from Ladybank Road. There shall be no vehicular link, except for emergency vehicles and potential bus access, from the remainder of the allocation to Ladybank Road.

xii) Improvements to existing green infrastructure shall be made within the site along with provision of new green infrastructure on the site

xiii) The greenway to the north of the site and Ladybank Plantation to the east are local wildlife sites whose nature conservation interest should be protected and linksto the surrounding green infrastructure network maintained and enhanced.

xiv) Surface water run off should be attenuated to existing greenfield ratesup to a 1:100 year plus climate change event to ensure development does not exacerbate flood risk downstream;

Policy H19	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Land West of Mickleover	?	✓✓	✓	-	?	✓✓	✓	✓✓	✓	✓	✓	?	X	?	X	XX	✓✓	X	X	✓	X

Commentary

7.27.1 This site is in multiple ownership. An application for 300 homes has recently been approved through an appeal (decision given in August 2015) on the southern part of the site. Access to the site was granted off the A516 (Etwall Road) with two highways solutions possible. A further application for the development of around 250 homes in the vicinity of Greenside Court and Swayfield Close was submitted to the Authority in August 2015 with access to the site proposed off Greenside Court and Swayfield Close. The site as a whole would contribute towards the Council's 5 year housing supply and would support the delivery of comprehensive development in an area which otherwise faces ongoing and potentially piece meal development proposals.

7.27.2 The development of this site would have major beneficial impacts in respect of sustainability objectives to provide decent and affordable homes including private market and affordable housing provision. It will also support accessibility to local services located in nearby Mickleover Centre and provide a new local centre and the consideration for the need of a community centre. The development would also help reduce the need to travel as the development is well related to existing frequent and regular bus services, serving the city centre (these run every 7-8 minutes). The site is not at flood risk from ditches and other surface watercourses on site and is classified as low risk of flooding. Surface water that flows from new development could be easily controlled through the installation of a Sustainable Drainage System on site which allow for surface flows to be retained at green field rates.

7.27.3 Other positive effects are likely in respect of sustainability objectives to improve the health and wellbeing of local residents through the provision of new walking and cycling routes and public open space including improving connectivity to national cycle route to the north of the site. Development would also make a positive contribution towards improving accessibility through the provision of new facilities such as a primary school, local retail provision and open space. Development would also support economic growth and the diversification of the local economy through supporting new construction jobs locally and new service jobs within the local centre. Development is likely to contribute to the delivery of sustainable homes locally meeting energy and water efficiency targets included within building regulations.

7.27.4 Uncertain effects are identified in respect of objectives to avoid damage to designated sites of biodiversity or geodiversity interest. The site shares a boundary with two County Wildlife Sites (DE026 Ladybank Wood/Four acre plantation) which is largely adjacent to the consented homes on the southern part of the site and SD312 (Black and Osier Bed Woods) which lies adjacent to the northern part of the site. Additional policy wording could help ensure the development proposals do not harm these sites. Delivery of this site, like others in the Derby Urban Area could have uncertain effects in respect of secondary schools provision as the location of a new secondary school to meet long term growth remains to be determined. Uncertain impacts are also identified in respect of improving community safety and could be largely dependent on how the scheme is designed and built.

7.27.5 Negative impacts are likely in respect of waste generation (waste is likely to be generated both during construction and operation). Development may also moderately increase noise levels around Ladybank Road due to the intensification of land use in the area. In respect of heritage impacts, it is likely that impacts would be minor and would most likely relate to the loss of ridge and furrow or potential impacts on Radbourne Hall given that there is some intervisibility between the two sites. However effects could be largely mitigated through careful design and landscaping. A detailed landscape appraisal for the site prepared to support the New House Farm application for 300 homes to the south of the allocation site indicated that the landscape was of medium sensitivity, low landscape value and ordinary quality resulting in a capacity to accommodate residential development. The visual quality was assessed as being of moderate significance in this LVIA. Clearly this appraisal only covers a small proportion of the total allocation, although none of the site is identified as being of primary or secondary sensitivity in the County Council's Areas of Multiple Environmental Sensitivity Assessment. The site is greenfield and will lead to the loss of active agricultural land, although such land is a common resource and the loss of land is unlikely to be significant based on a review of agricultural land classification data held by the Council which indicates that most of this area is likely to be Grade 3b and is not therefore classed as best and most versatile. The site will generate additional vehicle movements which will impact the highways network, however, the pinch point works having been completed on two roundabouts on the A38 in Derby in 2015 and funding for the A38 Derby Junctions scheme was announced in June 2013 with completion set for 2021/22 and will increase capacity on the surrounding road network. Mitigation will also be required on local roads around the site and measures will need to be secured.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.27.6 This site was first identified as a potential reserve site (then Policy H21) of the Draft Local Plan to be released if housing delivery was consistently unachieved. However of the sites identified as potential reserve sites only a single site (Woodville Regeneration Area) was taken forward and included as a potential development site in the Pre-submission Local Plan. Due to the number of completions recorded in the previous monitoring year being lower than expected and in response to the Inspectors comments received in the letter dated 16 December 2015 that stated *"It may be necessary to identify additional sites for housing to provide a contingency and give more flexibility, in the event that development on sites requiring major new infrastructure do not proceed as rapidly as predicted",* the Authority has identified a need to add a further additional strategic housing site in the Part 1 Local Plan, the addition of this site will be reconsidered through the examination process and would need to be consulted upon as a modification to the Local Plan. Changes to the policy previously proposed at Full Council as a result of the appraisal of this policy against the SA Framework include the addition of the following criteria to protect non statutory wildlife sites adjoining the proposed allocation:

xiv The Greenway to the north of the site and Ladybank Plantation to the east are local wildlife sites whose nature conservation interest should be protected and links to the surrounding green infrastructure network maintained or enhanced.

Further modifications to this policy were made through the local plan examination process. These largely refined existing criteria, in particulat those related to transport and access arrangements and specified the approach to transport assessment to be pursued through the planning application process. However there was an additional criteria added to the policy to require that run-off rates on the site be retained to green field rates. This has not altered the performance of this policy against the SA framework as existing policies in the Plan (SD2 Flood Risk and SD3 Sustainable Water Supply, Drainage and Sewerage Infrastructure) require that SUDS are used to control runoff rates in order that flood risk is reduced

Risks and Uncertainties

7.27.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools including the provision of a primary school on site and contributions towards the delivery of a new secondary school in the DUA, highways capacity improvements and affordable housing could all potentially affect site viability, which could affect site delivery. However given that 300 homes on site are already consented and there have been no viability issues raised during the application process and a Section 106 agreement has been signed by the developer. Given that no viability issues were raised on this part of the site it is likely that development across the remainder of the site would be able to accommodate the necessary developer contributions towards infrastructure provision and viability will not affect the delivery of this site as a whole.

Short, Medium and Long Term Impacts

7.27.8 Development effects could be more notable during the construction phase of the scheme before mitigation is fully established or provided, although many of these effects can be transitory as works move through the site. A total of 1400 homes are forecast to come forward in the Plan period and as such some construction related effects could be present for the entirety of the Plan period. In the longer term development could offer opportunity to improve green infrastructure provision, deliver biodiversity gains and potentially soften the development edge around Mickleover.

Cumulative and Synergistic Impacts

7.27.9 Development in this area could act in combination with housing growth both in Derby City and Amber Valley and elsewhere in South Derbyshire. Other local sites include Amber Valley (Radbourne Lane, Mackworth) and Derby City (AC21 Hackwood Farm, AC22 Onslow Road, Mickleover and the former Mackworth College Site, Mackworth). Development would also act in combination with proposed growth at Hackwood Farm. In combination, effects from proposed housing sites in respect of transport and education provision could also arise due to the lack of current infrastructure capacity to immediately accommodate the scale of growth proposed in this area. Development could also have potential effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA, but particularly Hackwood Farm and electricity supply capacity, in combination with growth at Hackwood Farm, Hilton Etwall and Hatton). The Council continues to liaise with utility companies to ensure that infrastructure enhancements can be delivered in a timely fashion and will not undermine site deliverability. Finally development around Mickleover could have synergistic impacts in respect of landscape and visual amenity with other nearby sites, although given the limited intervisibility between sites in the Mackworth, Mickleover area effects are likely to be limited. Landscape effects could be partially mitigated through the appropriate landscaping and design of individual housing sites in South Derbyshire and Amber Valley.

7.28 POLICY H20: HOUSING BALANCE

A The Council will seek to provide a balance of housing that includes a mix of dwelling type, tenure, size and density. The overall mix of housing will take account of the Strategic Housing Market Assessment (SHMA) and Local Housing Needs Study.

B The density of any site will be considered individually as there is no evidence to support a set density across all sites.

C Any housing development would be expected to make the most efficient use of the land whilst taking into account what is appropriate for the surrounding local built and natural environment.

D The viability of a development will be considered through determining a schemes housing mix.

E The Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the ageing population of the District.

Policy H20	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Housing Balance	✓	✓✓	✓	✓	?	✓✓	✓	--	--	--	--	✓✓	--	✓	✓	?	✓	✓	✓	--	✓

Commentary

7.28.1 This is a thematic policy which will seek to ensure that new housing meets local housing need and reflects local site characteristics and constraints. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.28.2 This policy will make a significant contribution towards providing decent and affordable homes that meet local needs, promoting social inclusion and improving the quality of local development. This is because this policy will ensure new housing responds to local housing needs, providing a mix of housing types across all sites. It will also allow site constraints to be fully considered in new housing sites, allowing lower or higher density developments where townscape character or site characteristics demand a non-standard approach.

7.28.3 The policy will have less significant positive effects in respect of objectives to avoid damage to biodiversity and geodiversity assets, to reduce water, light, noise and air pollution, to reduce and manage flood risk, to protect heritage assets and conserve landscape and townscape character. This policy is unlikely on its own, to fully contribute towards minimising the effects of development on the natural environment, but will provide flexibility to build out sites as appropriate, reflecting the natural constraints of each site. Similarly this policy will help support objectives to deliver communities with decent open space provision, or appropriate design and site layout. Such measures could help reduce crime and antisocial behaviour, improve the safety of sites and could facilitate the incorporation of sustainable construction techniques, such as passive design or the inclusion of renewable technologies, such as solar heating or photovoltaics.

7.28.4 No effects are likely in respect of sustainability objectives regarding making the best use of existing infrastructure, achieving sustainable and stable economic growth, diversifying the local economy, enhancing the vitality of local centres, minimising waste and providing access to cultural heritage facilities.

7.28.5 Uncertain effects are identified in respect of objectives to improve education achievement and minimise the irreversible loss of undeveloped greenfield land. This is because flexible density requirements could place further strain on already stretched schools provision locally, where higher density developments come forward. However, this policy could also allow lower density development to accommodate new schools and associated open space. The inclusion of a requirement for the policy to stipulate the most efficient use of land, will help minimise land losses, however the flexibility that this policy provides will create some uncertainty regarding how individual housing developments are built out.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.28.6 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013 previously being Housing Policy 22. There have been a number of notable changes to this policy with one minor amendment as a result of the sustainability appraisal of the draft policy this amendment was to include a reference to tenure within the detailed policy wording. No minor modification are proposed to this policy following the pre-submission consultation held by the Authority in March 2014.

Risks and Uncertainties

7.28.7 The overall effectiveness of this strategic policy will be significantly affected by other detailed policies set out in national planning guidance and Local Plan. The plan will cover the period up to 2028 and effects will be throughout the Plan Period as new housing sites are built out. Moreover, the delivery of this number of homes will be dependent on the detailed delivery of housing allocations included in the Part 1 Local

Plan. The Council has assessed the individual housing sites proposed and is satisfied that that proposed sites can fully meet Part 1 requirements in the round, although the actual number of homes delivered on specific sites may be more or less than indicative numbers assigned in the Plan in some cases).

Short, Medium and Long Term effects

7.28.8 This policy seeks to ensure the delivery of an appropriate mix (in respect of density, tenure, size etc.) of new homes through the whole of the plan period.

Cumulative or Synergistic Impacts

7.28.9 This policy will deliver new homes in South Derbyshire to meet local housing needs and the needs of the wider Derby Housing Market Area. It will work in combination with Policy CP6 in the Derby City Local Plan and Policy SS1 in the Amber Valley Local Plan. Together these policies will ensure that the objectively assessed housing need across the housing Market Area to 2028 is fully met.

7.29 POLICY H21: AFFORDABLE HOUSING

A The Council will seek to secure up to 30% of new housing development as affordable housing as defined in the NPPF on sites of over 15 dwellings.

B Consideration will also be given to the:
- i) The local housing market;
- ii) The viability of any proposed scheme which will be assessed though independent viability assessments;
- iii) The tenure mix and dwelling type on the site will be based on the SHMA or other up to date housing evidence in conjunction with the Council
- iv) The phases of development that are being proposed.

C Rural exception sites that are kept in perpetuity for local people will be permitted adjoining existing Key Service Villages, Local Service Villages and Rural Settlements on small sites (number of dwellings in accordance with Policy H1) as an exceptional circumstance to normal policy where:
- i) The homes meet a clearly identified local need;
- ii) The development provides a majority of affordable homes;
- iii) The need cannot reasonably be met within the development limits of the village concerned or the sub-market area the site falls within as detailed in the SHMA; and
- iv) The development is in a scale relative to the settlement size and facilities available particularly public transport and does not have any unacceptable adverse impacts on the natural and built environment.

Policy H21	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Affordable Housing	?	✓✓	✓	--	--	✓✓	--	--	--	✓	✓	--	--	--	?	X	?	--	?	--	?

Commentary

7.29.1 This is a thematic policy which will seek to ensure that major housing developments will deliver affordable housing on site. It also makes exceptional provision for small scale housing outside of existing rural settlements, where it can be demonstrated that such development could meet local housing need. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations including the pre-submission consultation undertaken in March 2014.

7.29.2 This policy would have major beneficial effects when assessed against the SA Framework in respect of delivering decent and affordable homes and promoting social inclusion. It would have more limited beneficial effects in respect of improving the health and wellbeing of local residents, by providing decent, affordable homes and improving this aspect of quality of life for local people. Small scale exceptions growth (growth additional to specific sites provided through the plan) could also make a limited contribution towards supporting local rural businesses, village services and shops. However, as the exact location of potential exceptions sites are unknown, it is uncertain whether making provision for such sites could result in effects in respect of local biodiversity/geodiversity, heritage, flooding, landscape or air, noise or water quality. However the policy, as drafted requires that development 'does not have any adverse impacts on the natural and built environment'. On this basis, impacts are not considered likely to be significant in respect of these issues.

7.29.3 It is likely that in allowing exceptions sites to come forward, this could result in a limited number of small greenfield sites coming forward for development (beyond those sites already being bought forward through the Part 1 Local Plan). On this basis, this policy could have a negative effect against this objective. However, such 'exceptions sites' are exceptional and it is unlikely that this policy would lead to the significant loss of sites within the plan period.

7.29.4 This policy was judged to have no discernible impact against other identified Sustainability Objectives.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.29.5 This policy was first included in the Draft Part 1 Local Plan consulted upon in Autumn 2013 previously being Housing Policy 23. There have been a number of notable changes to this policy although none have been made in response to the appraisal of this policy through the SA.

Short, Medium and Long Term effects

7.29.6 This policy seeks to ensure the delivery of an appropriate affordable homes through the whole of the plan period. However there be greater potential to deliver high requirements in the medium to long term as the health of the wider economy improves.

Risks and Uncertainties

7.29.7 The policy as previously drafted required 40% affordable housing, although CIL viability work undertaken by the Authority indicates that this level of provision would render some development sites unviable. As such, the target previously outlined in the policy (40% Affordable) was reduced to 30% in the pre-submission version of the Policy. The Strategic Housing Market Assessment (SHMA) indicates that on average, 25% affordable housing will be deliverable over the plan period. Clearly the actual delivery of affordable homes could be largely impacted by the state of the economy and delivery rates could vary through the plan period and on a site by site basis depending on other planning obligations or site costs.

Cumulative and Synergistic Impacts

7.29.8 A Strategic Housing Market Assessment (SHMA) has been undertaken for the three Derby Housing Market Areas and this indicates that Amber Valley and Derby City also have a significant requirement to deliver new affordable homes throughout the plan period, to meet existing and future need. This policy will work in combination with policy CP7 (Derby City Local Plan) and Amber Valleys emerging Plan to meet the Derby Housing Market Area housing need throughout the Plan period.

7.30 POLICY H22: SITES FOR GYPSIES AND TRAVELLERS AND TRAVELING SHOWPEOPLE.

A The Council will set the target for new pitches and/or plots according to the most recent needs assessment agreed by the Council. Allocations to meet identified need will be made through a Site Allocations DPD. In identifying land for allocation or determining planning applications for required potential sites, sites will be considered suitable provided they are of an appropriate scale and character and the following criteria are met:

i) development does not result in an unacceptable impact on the local environment, including biodiversity, heritage assets or conservation, the surrounding landscape (unless capable of sympathetic assimilation) and compatibility with surrounding land uses; and

ii) safe and convenient vehicular and pedestrian access to the public highway can be provided with no undue adverse impact on the highway network; and

iii) the movement of vehicles to and from the site will not cause undue disturbance or be inappropriate for the locality; and

iv) there is adequate space for parking, turning and servicing on site; and

v) the site is reasonably accessible to local services including health services, shops, education, public transport and other community facilities; and

vi) the site is not located in an area at undue risk of flooding; and

vii) suitable landscaping and boundary enclosures are provided to give privacy to both occupiers and local residents and minimise impact on the surrounding area; and

viii) the site provides a safe and acceptable living environment for occupiers with regard to noise impacts, adequate on site facilities for parking, storage, water supply and electricity supply, drainage and sanitation.

Policy H22	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sites for Gypsies and Travellers and Traveling Showpeople.	✓	✓✓	✓	✓	✓	✓✓	✓	✓	--	--	✓	?	--	--	✓	X	✓	--	✓	--	✓

Commentary

7.30.1 This is a thematic policy which will seek to provide a list of criteria to guide new developments to meet the needs of gypsies, travellers and travelling show people. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.30.2 The policy would make a significant positive contribution towards improving homes that meet local needs, promoting social inclusion and integration. It will also have minor to moderate positive impacts, in respect of sustainability objectives to improve health and wellbeing (by providing a policy which can help ensure local needs are adequately met ahead of identifying new sites), improving community safety and crime and antisocial behaviour by providing permanent pitches which could help reduce unauthorised encampments. The policy as drafted, would seek to direct development to areas with access to local facilities and services, including local schools provision and to areas not at risk of flooding, or where significant impacts on the natural or built environment (including local amenity) will not occur.

7.30.3 However, this policy could lead to the loss of additional greenfield land, although impacts are unlikely to be significant given the limited identified need for additional pitches set out in the Derbyshire Gypsy and Traveller Accommodation Assessment (GTAA) and the nature of sites. This policy is unlikely to have any notable impact in respect of SA objectives to achieve stable and sustainable levels of economic growth,

diversify and strengthen local economies, minimise waste, promote sustainable forms of construction, reduce and manage climate change effects and improve access to cultural heritage.

7.30.4 An uncertain impact has been assigned in terms of the sustainability objective to improve the quality of new development and the existing built environment**.**

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.30.5 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013 previously being Housing Policy 24. There have been no significant changes to this policy since the Draft Local Plan Part 1 Consultation.

Risks and Uncertainties

7.30.6 No sites are identified through this policy and as such, there is arguably some potential for the non-delivery or under delivery of sites to meet identified need, until such time as specific allocations are included in the Plan. A County-wide Gypsy and Traveller Accommodation Needs Assessment (GTAA) was published in September 2008 and recommended that South Derbyshire be provisionally allocated a requirement of 19 new pitches over the period 2007-12. The GTAA made clear that provision had not been allocated to neighbouring districts because those areas do not have any public sites and therefore, any waiting lists. A clear need was identified in those areas through the research and the report recommended that some of the South Derbyshire requirement should be met in adjoining areas. This pitch requirement has now been met and exceeded, with 22 pitched provided in South Derbyshire since 2007. This provision was met despite no allocation being made in the South Derbyshire Local Plan (adopted 1998). As such, the non-allocation of sites is considered unlikely to prevent new applications coming forward and being consented where there is a demonstrable need for additional provision. It is likely that a refreshed GTAA for Derbyshire and East Staffordshire will be published shortly.

Short, Medium and Long Term effects

7.30.7 This policy seeks to ensure the delivery of gypsy and traveller and travelling show people pitches through the whole of the plan period.

Cumulative and Synergistic Impacts

7.30.8 Historically a gypsy and traveller accommodation assessment was prepared on behalf of the Derbyshire Authorities in 2008. An updated assessment covering Derbyshire and East Staffordshire has recently been published. Such studies recognise the cross boundary nature of demand. Policies in adjoining authorities which could act in combination with South Derbyshire's policy include, Policy CP8 (Derby City) and Strategic Policy 19 of the East Staffordshire Local Plan. Amber Valley has indicated that they will consider this issue through their Part 2 Local Plan (Sites and Allocations). This policy would also work in combination with the proposed Site Allocations DPD proposed by the Authority. Together policies in the South Derbyshire and adjoining Authorities Local Plans will help ensure sufficient sites are delivered to meet identified needs.

EMPLOYMENT

7.31 POLICY E1: STRATEGIC EMPLOYMENT LAND ALLOCATIONS

A. Development of the following sites will not be permitted other than for new industrial and business development as defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order:

	Location	Area (ha)
	Cadley Hill, Swadlincote	3
E1B	Hilton	7
E1C	Woodville Regeneration Area	12
Committed land		
E1D	Tetron Point	8.08
E1E	Dove Valley Business Park	19.27
E1F	Former Drakelow Power Station	12
	Cadley Hill, Swadlincote	

B At sites allocated for strategic employment development at E1A, E1B, E1C and E1E the Council will secure provision to meet the needs of small and "grow on" businesses in the form of premises or serviced plots, to be brought forward during the course of the development, either by conditions or a legal agreement attached to a planning permission.

C Further development will be supported at Dove Valley and Land at Sinfin Moor, in accordance with policies E4 and E5

Policy E1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Strategic employment allocations	✓	--	✓	--	✓	✓✓	✓	?	✓✓	✓✓	?	?	?	?	X	X	✓	?	✓	?	X

Commentary

7.31.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.31.2 This policy would make a major positive contribution when assessed against the SA Framework in respect of sustainability objectives to promote social inclusion, achieve stable and sustainable economic growth and to diversify and strengthen local urban and rural economies. This is because new employment land provision will help secure the delivery of new businesses in locations well related to areas with high levels of deprivation such as Swadlincote, Burton on Trent, Hatton and Hilton. In addition, the provision of new employment land (at the level proposed) will fully meet identified local employment needs for the District in a range of urban and rural locations.

7.31.3 The amount and location of employment land as outlined in the policy will also make a minor beneficial contribution in respect of sustainability objectives to avoid damage to sites and species of biodiversity, to improve health and wellbeing, to improve local accessibility, to reduce and manage flood risk and to protect and enhance cultural, architectural and archaeological heritage. This is because the sites required to meet employment needs, have largely already been developed, are located away from biodiversity and geodiversity sites, with limited biodiversity interest and could help deliver long term biodiversity gain and deliver new informal open space (especially sites in Swadlincote and Drakelow which are located within the National Forest). New employment land provision could also indirectly contribute towards 'upskilling' local employees, (where new development is supported by on the job training and professional development). Sites are also located away from areas at higher level of flood risk and would incorporate appropriate SUDS provision. None of the sites will directly affect identified heritage assets, although sites in Drakelow and Swadlincote could help deliver National Forest planting and open space provision, whilst the site in Drakelow is part of a comprehensive mixed use development which will help safeguard heritage features on site (although these assets are some distance from the land which will be developed for employment land).

7.31.4 Uncertain effects are likely in respect of objectives to make best use of existing infrastructure and reduce the need to travel, enhance the vitality and viability of existing town and village centres, improve the quality of new development, minimise waste and increase recycling of waste materials, promote sustainable forms of construction, reduce and manage flood risk and improve access to cultural heritage of the district. Uncertain effects have been identified as these matters are largely influenced by the way in which sites are built out and operated. For example, where sites are bought forward with appropriate travel plans to reduce car use, or are designed to reflect local character, or reduce climate change impacts, clearly their performance will be different to a development which does not specifically address such matters. However, the inclusion of appropriate policies elsewhere in the plan will set minimum standards for development in respect of such matters.

7.31.5 No significant impacts are likely in respect of objectives to provide decent and affordable homes and improve crime and safety. Negative impacts are identified against objectives to reduce pollution, minimise greenfield land losses and conserve landscape and townscape character. However, given the limited amount of new development proposed impacts are likely to be of minor significance and could be further mitigated by other thematic policies included in the plan, to ensure minimum standards are met in delivering new development.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.31.6 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Its policy number remains unchanged. A single amendment was made to this policy as a result of discussions during the appraisal. This amendment was to include the name of the proposed sites within the policy to ensure that certainty exists as to the sites this policy applies. A further criteria (C) was added to the policy through the local plan examination. This clarified that further employment would be supported at Dove Valley and Sinfin Moor.

Risks and Uncertainties

7.31.7 Most of the sites included in this policy are existing (adopted) Local Plan commitments, or having planning permission and as such, sites will almost certainly be delivered even in the absence of the Part 1 Local Plan being prepared and could, in isolation, fully meet identified employment land need, as set out in the most recent employment land review. However, recent employment land losses further justify the need for additional employment land at Hilton Business Park and Cadley Hill, included in the Plan.

7.31.8 In addition, the Council is aware of developer interest in locating a strategic rail freight interchange in the District. It is not considered that such a facility would meet local employment land needs (it would be responding to national or regional strategic need). As such, in undertaking this appraisal, no regard has been had to such a facility.

Short, Medium and Long Term effects

7.31.9 This policy seeks to ensure the delivery of employment land across the district over the whole of the plan period. However, given the often speculative nature of employment land development sites can take many years to bring forward. As such construction related impacts can be transitory as parts of a site are built out, whilst other parts of the site are held over for construction at a later date.

Cumulative and Synergistic Impacts

7.31.10 The over provision of land within the Plan could undermine the delivery of employment land in Derby City or South Derbyshire especially given demographic trends, which indicate an ageing population (and increasing proportion of residents beyond working age) and the shift away from traditional B1, B2 and B8 uses, with greater levels of employment in other sectors, such as services and construction. As such, setting employment land in the locations identified (and in the amount proposed) would help support the delivery of policies CP9 (delivering a sustainable economy), CP10 (Employment Locations) and CP11 (Office Development) included in the Derby City Local Plan. This policy could also act in combination with other exceptional sites or safeguarded sites at Dove Valley Park and Sinfin Moor (Policies E4 and E5) of the allocated Plan.

7.32 POLICY E2 OTHER INDUSTRIAL AND BUSINESS DEVELOPMENT

A The development of land for uses defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order, will be permitted where

i) the site lies within or on the edge of the Swadlincote urban area, Derby, Burton upon Trent, or a Key or Local Service Village or
ii) the proposal is for the expansion of an existing business; or
iii) the proposal is for the redevelopment of established industrial or business land or premises.

B All proposals under Part A should be in scale with existing built development and should not give rise to undue impacts on local landscape, naturral environment or cultural heritage assets.

Policy E2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated w deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Other Industrial and Business Development	?	--	--	--	--	✓	✓	✓	✓✓	✓✓	✓	✓	?	?	X	X	?	?	?	?	?

Commentary

7.32.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.32.2 When assessed against the SA Framework the appraisal indicates that this policy will deliver significant beneficial effects in respect of delivering sustainable and stable levels of economic growth and diversifying and strengthening local urban and rural economies. This is because this policy will allow existing businesses the flexibility to grow within their current sites or premises and will facilitate the redevelopment of existing sites and small scale commercial growth within and around Swadlincote, Derby City, Burton, or the key and local service villages where growth is in scale with local surroundings.

7.32.3 The policy will have less significant positive impacts in respect of objectives to promote social inclusion, improving accessibility to employment, making best use of existing infrastructure and reducing the need to travel; enhancing the vitality and viability of local town and village centres and improving the quality of built development. This is because the policy will provide flexibility to accommodate limited development in appropriate locations, including key service villages and local villages. This could help increase the number of jobs in rural areas, or around Swadlincote and other urban areas, which suffer relatively high levels of deprivation. New or extended businesses would, in turn, help reduce the need to travel by providing greater job opportunities and could support the health of local town and village centres. The inclusion of clause B, which requires that development is in scale with the existing built environment will help to ensure that new development does not significantly impact the townscape of existing villages.

7.32.4 This policy is unlikely to have any significant or notable impacts in respect of sustainability objectives to provide decent and affordable homes, improve health and wellbeing, improve community safety, reduce crime and fear of crime and improve education or training given the modest scale of development this policy is likely to bring forward.

7.32.5 Uncertain effects are likely in respect of objectives to minimise waste, promote sustainable forms of construction, reduce and manage flood risk, reduce and manage the impacts of climate change, protect and enhance architectural heritage and improve access to such features and conserve and enhance the districts landscape character. This is because the direction and magnitude of impacts is likely to be dependent on the scale, nature and location of developments proposed.

7.32.6 Negative effects are likely in respect of objectives for minimising greenfield land losses and reducing pollution. However, these are not considered to be significant given the purpose of the policy to support the redevelopment of existing employment sites, the Woodville Regeneration Area and existing disused buildings. Further, where greenfield losses are likely, these are likely to be limited in scale given that the purpose of the policy is to allow new, or extensions to existing businesses at a scale in keeping with the existing villages.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.32.7 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Its policy number remains unchanged. A single amendment has been made to this policy as a result of discussions during the appraisal. This amendment requires that added protections in respect of landscape, cultural heritage and the natural environment are added to the policy.

Risks and Uncertainties

7.32.8 The purpose of this policy is to support appropriate employment development on non-allocated sites, where specific opportunities or needs arise. However, it is unclear how much development such a policy could facilitate. Whilst it is clear that such flexibility in respect of delivering commercial development can support the local economy, care needs to be taken to carefully control the potential for such development to affect the natural environment and neighbouring land uses. As such, the explanatory text to this policy seeks to restrict development to that in scale with the surrounding area. However, given the uncertain nature of such a policy, the policy wording has been strengthened over its evolution to control/protect the local natural environment and townscape/cultural facilities.

Short, Medium and Long Term effects

7.32.9 This policy seeks to ensure the delivery of appropriate scale employment land across the district over the whole of the plan period where it is necessary. Given the restrictions within the policy new development it is likely to be relatively minor and often consistent with surrounding land uses. However developments of this nature could come forward at any time during the life of the Plan.

Cumulative and Synergistic Impacts

7.32.10 This policy will work in combination with policy E1 (Strategic Employment Allocations) of the South Derbyshire Local Plan and Policies CP10 (Employment Locations and Policy SS2 (Business and Industrial Land Requirements) of the Derby City and Amber Valley Local Plans respectively. Given the flexible nature of this policy it is unclear whether its inclusion in the plan could lead to sites giving rise to cumulative effects with housing and employment sites allocated through the Plan. However given the relatively small scale of sites likely to come forward, and the added protections to the built and natural environment through the policy significant in combination effects as a result of the inclusion of this policy in the plan are unlikely.

7.33 POLICY E3 EXISTING EMPLOYMENT AREAS

A Redevelopment or changes of use of existing industrial and business land and premises for uses other than those falling within classes B1(b), B1(c), B2 and B8 of the Use Classes Order will only be permitted where:

i) the existing use is significantly harmful to the amenity of neighbouring land uses in terms of noise, vibration, visual qualities, air quality or traffic generation, and this cannot be satisfactorily overcome by other means; or

ii) it can be demonstrated that there is no demand for the use of the site or premises for Use Class B1, B2 and B8 purposes and that the development proposals would not unduly inhibit existing or planned neighbouring land uses.

Policy E3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Existing Employment Areas	--	--	✓	✓	--	✓	--	✓	✓	✓	?	✓✓	?	?	✓	✓✓	?	?	?	?	✓

Commentary

7.33.1 The purpose of this policy is to control employment land losses and site redevelopment, whilst making appropriate provision for the change of use or reuse of existing employment areas, where it can be demonstrated that this will deliver benefits to the wider community or natural environment and where it can be established there is no need for the continued use of a site. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.33.2 This policy is likely to have major beneficial effects in respect of objectives to improve the quality of the existing built environment (by facilitating redevelopment or change of use of employments sites where appropriate) and by ensuring that sites that are no longer needed, or fit for purpose can be redeveloped for employment, or where appropriate, other uses.

7.33.3 Other, less significant beneficial effects are identified in respect of objectives to improve the health and wellbeing of local people, improve community safety and reducing crime and fear of crime; making the best use of existing infrastructure; achieving stable and sustainable levels of economic growth and diversifying local urban and rural economies; reducing water, light and noise pollution and conserving and enhancing landscape and townscape character. This is because the policy, as drafted, will facilitate site reuse or redevelopment, where the existing use is harmful to the amenity of local land uses in terms of noise, vibration, visual qualities, air quality and traffic generation. However, the policy will seek to protect employment reuse, ahead of non-commercial use, thereby only allowing none employment uses, where it can be demonstrated that there is no demand for other B1, B2 or B8 employment uses locally.

7.33.4 The policy as drafted is likely to have no significant or notable effect in respect of sustainability objectives to avoid damage to designated sites and species, providing decent and affordable homes, improving educational attainment and improving local accessibility.

7.33.5 Uncertain effects are likely in respect of sustainability objectives to enhance the vitality and viability of town centres, (impacts would be dependent on the location of employment land reuse, their relationship with town and village centres and any future use of the sites). Uncertain effects are also identified in respect of objectives to minimise waste, promote sustainable forms of construction, reduce and manage flood risk, reduce climate change impacts, protect cultural heritage features and improve access to cultural and heritage features. This is because effects will be largely determined by the specific nature, scale and location of any employment land losses, or redevelopment opportunities which arise.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.33.6 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Its policy number remains unchanged and no amendments have been made to the policy.

Risks and Uncertainties

7.33.7 The purpose of this policy is to control employment land losses and site redevelopment, whilst making appropriate provision for the change of use or reuse of existing employment areas, where it can be demonstrated that this will deliver benefits to the wider community or natural environment and where it can be established that there is no need for the continued use of a site. However, it is unclear how often this policy could take effect and be used to guide the redevelopment or reuse of existing employment sites. Whilst it is clear that such flexibility in respect of delivering commercial development can support the local economy, care needs to be taken to carefully control employment land losses, as the loss of too much employment land could undermine the Local Plans ability to deliver balanced communities and could, in particular, result in the loss of poorer quality employment, 'bad neighbour' sites, or smaller sites which still fulfil an important economic role. The commentary included to support the policy indicates the need to market properties for a minimum of 12 months. This requirement should help reduce the level of overall losses.

Short, Medium and Long Term effects

7.33.8 Given the restrictions included in the explanatory text to restrict losses, including through criteria included in the policy and through the need to demonstrate that sites are no longer required by the market, the scale of losses should be minimised. However it is likely that losses would occur throughout the plan period. Given the requirements of the policy it is likely that where site reuse is facilitated by this policy the environmental, social and economic effects of redevelopment would be limited.

Cumulative and Synergistic Impacts

7.33.9 This policy will work in combination with policy E1 (Strategic Employment Allocations) of the South Derbyshire Local Plan and Policies CP10 (Employment Locations and Policy SS2 (Business and Industrial Land Requirements) of the Derby City and Amber Valley Local Plans respectively. Given the restrictive nature of this policy and the small scale of employment land losses likely, cumulative effects with housing and employment sites allocated through the Plan are unlikely as a result of this policy.

7.34: POLICY E4 STRATEGIC LOCATION FOR GLOBAL TECHNOLOGY CLUSTER EXTENSION

A Land at Sinfin Moor is identified for development beyond 2018 for Use Class B1(b), B1(c), B2 and B8 purposes as an extension to planned new employment development at Sinfin Moor.

Policy E4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Strategic Location for Global Technology Cluster Extension	--	--	--	--	--	--	--	--	✓	✓	--	--	--	--	--	--	--	--	--	--	--

Commentary

7.34.1 This is a spatial policy; its purpose is to safeguard land from development within the Plan period in order that the site can potentially contribute towards a future extension of the Global Technology Cluster (also known as Infinity Park) beyond 2018. In identifying the site for potential development in the long term, this is likely to create confidence or certainty about the potential for long term expansion of Infinity Park. This may have a minor beneficial effect in respect of objectives to achieve stable and sustainable levels of economic growth and strengthening the local economy by providing certainty to businesses investing locally about the continuity of commercial land supply after 2028. Overall however whilst development in south Derbyshire could commence as early as 2018 it is likley that development will be focussed on the Infinity Park land in Derby City to the North where construction has only recently commenced.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.34.2 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Previously the policy was included in the Plan as Policy E5 The policy was amended through the Local Plan examination to allow for development from 2018 onwards, although it is unlikley that growth will occur in south Derbyshire in the short to medium term given local infrastructure constraints.

Risks and Uncertainties

7.34.3 There is no certainty when an extension of Infinity Park into South Derbyshire will be required, although based on the scale of the site within Derby City, it is unlikely to be required before 2028, although if development were to come forward the policy provides the flexibility to accomodate this.

Short, Medium and Long Term effects

7.34.4 This policy would protect this site for future employment use for the duration of the Plan Period.

Cumulative and Synergistic Impacts

7.34.5 This policy will help support the long term delivery of policy AC15 (Land South of Wilmore Road Sinfin (Infinity Park Derby) included in the Part 1 Derby City Local Plan. This policy allocates 86.8ha of land for the development of a new high quality business park to accommodate B1, B2 and B8 uses. Site delivery for this site will be within in the plan period. However, the safeguarding of the site in South Derbyshire is unlikely to have any tangible effect in the plan period and in most instances, will not act in combination with development on site AC15 within the City. However, in safeguarding this site, the South Derbyshire Part 1 Local Plan would provide certainty to local companies moving into the area about long term employment land supply within the vicinity of Infinity Park.

7.35: POLICY E5 SAFEGUARDED EMPLOYMENT SITES – DOVE VALLEY PARK

A Land measuring 28.3ha, to the north of Dove Valley Park Business Park, is allocated for the development of large scale industrial and business units only, as defined by use classes B2 and B8 of the Use Classes Order. The minimum gross internal floor areaper unit will be 15,000sqm.

Policy E5	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Safeguarded Employment Sites. Dove Valley Park	✓	--	?	--	✓	✓	✓	✓	✓✓	✓✓	X	?	?	?	X	X	✓	?	?	?	?

Commentary

7.35.1 This is a spatial option which seeks to safeguard a single large employment area adjacent to the existing Dove Valley Business Park for a large end user, which could not be accommodated elsewhere in the District. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and Local Plan Examination.

7.35.2 The exact nature and scale of impacts would be dependent on the type of use the site would be put to and the detailed design and implementation of any scheme, none of which is currently known. As such, uncertain effects have been identified in respect of sustainability objectives to improve health and wellbeing, improve local accessibility to local services and facilities, improve the quality of new development and the existing built environment, minimise waste and increase recycling, promote sustainable forms of construction, reduce and manage the impacts of climate change, protect and enhance the cultural heritage of the district, improve access to cultural heritage features and conserve and enhance the districts landscape and townscape character.

7.35.3 Significant beneficial effects have been identified in respect of economically focussed sustainability objectives, as this policy could allow large scale development of regional importance, which cannot be accommodated elsewhere in South Derbyshire, to be captured within the Plan period. Such development could contribute to economic growth and the diversification of the local economy. Other positive effects are identified in respect of objectives to avoid damage to designated sites and enhance biodiversity (which this site could do over the longer term, given the very limited biodiversity interest on site at present and the need to deliver biodiversity gain as set out elsewhere in this plan and in national planning policy); improve educational achievement, (through the support and training which is likely to be offered to employees of any new business), improve social inclusion and deprivation; (the site is well related to pockets of deprivation in Hatton and north west parishes).

7.35.4 Other positive effects are identified against objectives to make best use of existing infrastructure (although development could increase the need to travel, given the sites location away from key urban areas). Positive impacts are also identified in respect of the SA objective to reduce and manage flood risk given the low level of risk in this location and given the requirements which exist to manage surface waters on site.

7.35.5 Negative effects are identified in respect of objectives to enhance the vitality and viability of district and village centres. The site is some distance from the nearest local centres and so is unlikely to support existing village centres and could in certain instances, divert some forms of development, such as offices from existing centres. Development could also increase noise, air, water and light pollution. However, effects would be moderated by requirements included in the policy to protect local amenity and the environment. Negative impacts are also recorded in respect of greenfield land losses, this is because despite the site historically being developed as an air field, it is considered that the site has partially regenerated and is currently in agricultural use. However, again impacts are moderated by virtue of the historic use of the site.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.35.6 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Previously the policy was included in the Plan as Policy E6. Minor amendments have been made to this policy following the pre-submission consultation undertaken in March 2014. No amendments have been made to the policy wording as a result of undertaking the sustainability appraisal.

Risks and Uncertainties

7.35.7 Clearly the purpose of this policy is to provide some flexibility to accommodate a large single end user, should the need for such a site arise. Site delivery is therefore inherently uncertain as are many of the potential effects which would be significantly informed by the design of the site and the end use to which it may be put.

Short, Medium and Long Term effects

7.35.8 It is unclear at what point, (if at all), development would come forward on this site. However given the nature and scale of the site, it is likely that should development come forward construction related impacts could be over a number of years depending on how the site is developed.

Cumulative and Synergistic Impacts

7.35.9 This policy, if triggered, could contribute to the delivery of additional employment land specifically allocated to meet local need within the Plan period. However, this policy seeks to provide accommodation for a single end user, which could not be accommodated on strategic employment sites allocated in policy 1. However this policy could make additional smaller scale employment land (to meet local needs) available and development on the existing Dove Valley Park Site and within this site could give rise to cumulative effects in respect of landscape and visual amenity. However, wider policies in this plan seek to protect local landscape character and these will help minimise landscape effects over the medium to long term as mitigation (tree planting or other landscaping) matures. It is also worth noting that there are identified capacity issues in this area in respect of electricity supply. Development of this site in combination with planned development on the existing Dove Valley Park site and new housing in Hatton and Hilton and the western edge of Derby City could require significant capacity enhancements to the local distribution network.

7.36: POLICY E6: WOODVILLE REGENERATION AREA

A Woodville Regeneration Area is protected for employment-led redevelopment, supported by the Woodville - Swadlincote Regeneration Route, to enable the economic, social and environmental regeneration of Woodville and Swadlincote. Redevelopment of the site should incorporate 12 ha of employment development defined by use classes B1, B2 and B8 and up to 150 new dwellings.

Policy E6	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Woodville Regeneration Area	✓	✓	✓	✓✓	✓	✓	✓	✓✓	✓	✓	✓	✓✓	X	✓	?	✓✓	✓✓	?	✓✓	?	✓✓

Commentary

7.36.1 This is a spatial policy that seeks to deliver the regeneration of an underused site between Woodville and Swadlincote. The Council has long term aims of delivering the employment-led regeneration of the site. Any development would be dependent upon the provision of a new road which could reduce pressure on nearby Clock Island. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.36.2 Appraisal of this site against the SA Framework indicates that the redevelopment of this site would have major beneficial effects in respect of improving community safety and reducing fear of crime (by reducing traffic pressure on clock island and helping to tackle antisocial behaviour and crime within this largely derelict site); making the best use of existing infrastructure (by increasing the capacity of the existing road network to cope with local traffic demands); improving the quality of existing development (much of the site is derelict and detracts from the character of Woodville and Church Gresley); minimising the irreversible loss of greenfield land (most of the site is previously developed, or poorly restored minerals workings), reducing and managing flood risk (there are known issue with surface water flooding on site) and protecting or enhancing cultural heritage and townscape character (there is a grade 2* listed building which is at risk and derelict within the site).

7.36.3 The policy would also provide opportunity to deliver biodiversity gain on a site which is largely devoid of wildlife and environmental features, deliver additional housing which would contribute towards housing delivery in Swadlincote and the wider HMA, improve the health and wellbeing of local residents (as it would deliver new formal and informal space and provide opportunity to strengthen links between Woodville and the National Forest beyond), improve the districts skills base, contribute to economic development locally and improve access to local services, including Swadlincote Town Centre (by improving road and pedestrian links within this area for existing and new residents).

7.36.4 Uncertain effects have been identified in respect of water, light and noise pollution (the development could increase diffuse water pollution, noise and light pollution, but could offer opportunity to reduce contamination through site remediation and secure improvements to air quality close to the Clock Island). Site redevelopment could secure the reuse of the grade 2* listed TG Green bottle kilns on site (although it is unclear whether these would be publicly accessible) and could offer opportunities to improve employment opportunities in Woodville and Swadlincote, which could help reduce the need to travel and in turn could potentially offset the release of additional carbon from the further development of new homes and businesses.

7.36.5 Negative effects have been identified in respect of objectives to minimise the generation of waste materials. This is because it is likely that construction and operation of the site would lead to increase waste generation.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.36.6 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Previously the policy was included in the Plan as Policy SD9. One change has been made to this policy as a result of the sustainability appraisal. This is to specify that development would be employment led. This would help provide certainty of the likely mix of uses on site and would provide greater certainty in respect of the economic impacts of this development.

Risks and Uncertainties

7.36.7 Given the complex nature of issues affecting this site including the need for the delivery of the Swadlincote - Woodville Regeneration Route, site contamination, and land instability, its location on the edge of the District (adjoining North West Leicestershire), the need to safeguard the at risk TG Green site etc., it is unclear whether this site could be regenerated, at least during the early part of the plan period due to viability concerns. However, the Council is continuing to assess options for delivering the economic, social and environmental regeneration of the site with a view to delivering employment led regeneration. However, during the appraisal, it was noted that based on the historic wording of the policy there would only be limited control over the future development of the site. In order to provide greater certainty regarding effects the policy has been amended since the previous consultation to require that site regeneration be employment led development.

Short, Medium and Long Term effects

7.36.8 It is unclear at what point within the Plan period development would come forward on this site given the viability issues and the complex nature of the site. Accordingly no housing numbers or employment land provision is assigned against this site. Nonetheless the Council will continue to work with the site promoters and potential developers and other parties to bring forward the regeneration of the site although it is unlikely that development would take place in the short term. However, in the absence of the regeneration of this site it is likely that existing traffic congestion around Clock Island will persist and that the grade 2* listed bottle kiln on site (which is at risk) will not come forward for redevelopment.

Cumulative and Synergistic Impacts

7.36.9 This policy is likely to work in combination with other emerging thematic policies, included in the Draft Plan including Policies SD1 (Amenity and Environmental Quality), I4 (New Road Schemes), BNE1 (Design Excellence), BNE2 (Heritage Assets) and BNE4 (Landscape Character and Local Distinctiveness).

7.36.10 Development of this site and others around Woodville (for example Broomy Farm) could have a notable impact on the local road network including the Clock Island, although it is likely that this site could mitigate its own impacts through the creation of the Woodville Regeneration Route. Further the delivery of the Regeneration site which would increase the capacity of the local highways network and could have a notable positive effect in respect of local highways capacity. Development could also act in combination with housing growth in Swadlincote and Woodville in respect of primary education provision where it led to the delivery of a notable number of new homes. This is because there is presently no capacity at any Swadlincote primary schools to accommodate growth and housing on this site cannot be accommodated by surrounding schools. Impacts in respect of this issue are therefore likely to be negative but will depend on the scale of housing on site. The Council is continuing to liaise with the Local Education Authority in respect of potential solutions to increase primary places in the town.

7.36.11 Development from this site could act together with other growth in Swadlincote to increase foul water flows to Stanton Waste Water Treatment Works which is nearing its current capacity, although capacity improvements are possible at this site and Severn Trent Water would be able to programme improvements through the Plan Period to 2028 through their own 5 yearly asset management plans. There may also be potential to accommodate foul flows at Milton WWTW, although presently this site is operating over is consented capacity.

For Policy Appraisal for Policy E7 . See Page 472 at end of document

SUSTAINABLE DEVELOPMENT

7.37: POLICY SD1: AMENITY AND ENVIRONMENTAL QUALITY

A The Council will support development that does not lead to adverse impacts on the environment or amenity of existing and future occupiers within or around proposed developments.

B The Council will take into consideration the following:

- i) The potential for development to affect surface and ground water quality and its potential to affect the long term delivery of water quality standards set out in the Water Framework Directive or Habitats Directive;
- ii) The potential for development to affect designated Air Quality Management Areas (AQMAs).
- iii) The need for a strategic buffer between conflicting land uses such that they do not disadvantage each other in respect of amenity issues, such as odours, fumes, or dust and other disturbance such as noise, vibration, light or shadow flicker.

Policy SD1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Amenity and Environmental Quality	✓✓	✓	✓✓	--	--	--	--	✓	✓	✓	--	✓	--	--	✓✓	--	✓	--	✓	--	--

Commentary

7.37.1 This is a thematic policy which will seek to protect the amenity and environmental quality of the districts residents, businesses and environmental sites. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.37.2 This policy is likely to have major beneficial effects in respect of sustainability objectives to avoid damage to designated sites and biodiversity (by ensuring water, air quality and noise and light pollution effects from allocated sites and windfall developments are minimised), improving the health and wellbeing of local residents (by ensuring new developments are not located in inappropriate locations), by encouraging developments to reflect local air, and water quality and ensuring that developments minimise noise, light and dust generation.

7.37.3 Less beneficial effects are also identified in respect of objectives to provide decent and affordable homes, achieving stable and stable development and diversifying and strengthening local urban and rural economies (this policy would ensure that inappropriate development which may restrict the commercial use of employment sites such as 24 hour operation does not take place). This policy would also help to ensure that development makes best use of existing infrastructure by preventing growth that leads to unacceptable use or overwhelming of infrastructure (for example it could promote non car use on roads close to AQMAs or prevent growth which would lead to excessive use of combined sewer overflows).

7.37.4 No discernible effects are identified in respect of objectives to improve community safety, improve educational achievement, promote social inclusion, improve the accessibility to local goods and services, enhance the vitality and viability of existing local centres, minimise waste, promote sustainable construction, reduce and manage the impacts of climate change, provide access to the cultural heritage of the district and conserve townscape and landscape character.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.37.5 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Previously the policy was included in the Plan as Policy SD8. A significant number of changes have been made to the title and the policy wording although these have not been attributed to the SA process. No further amendments have been made to this policy following the pre-submission consultation undertaken by the Authority in March 2014.

Risks and Uncertainties

7.37.6 This policy will apply to all developments located close to other incompatible land uses will seek to specify instances where there is a need for strategic buffers, cordon sanitares and other mitigation such as bunds and tree planting to address amenity concerns. Clearly the requirement included in the policy could undermine the delivery of some sites, or could affect the net developable area of sites. In order to protect the amenity of new and existing communities, whilst ensuring that sufficient sites are identified to meet local development needs the Council has sought to review the constraints and capacities of individual housing allocations (which tend to be most sensitive to surrounding land uses) and is satisfied that the inclusion of this policy in the Plan will not undermine housing delivery either at the site level or in respect of overall housing need.

Short, Medium and Long Term effects

7.37.7 This policy will help protect the amenity of existing and future site occupiers and residents from being affected by new development over the life of the Plan.

Cumulative and Synergistic Impacts

7.37.8 This policy is likely to work in combination with other emerging thematic policies included in the Plan in respect of polies E3 (Existing Employment Areas), SD2 (Flood Risk), SD3 (Water Supply, Drainage and Sewerage Infrastructure), BNE1 (Design Excellence), BNE2 (Heritage Assets), BNE3 (Biodiversity) and BNE4 (Landscape).

7.38: POLICY SD2: FLOOD RISK

A When considering development proposals in South Derbyshire, the Council will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a higher risk of flooding will only be considered where essential for regeneration or where development provides wider sustainability benefits to the community that outweigh flood risk.

B Development in areas that are identified as being at risk of flooding will be expected to:

i) Be resilient to flooding through design and layout;

ii) Incorporate appropriate mitigation measures, such as on-site flood defence works and/or a contribution towards or a commitment to undertake and/or maintain off-site measures;

iii) Not increase flood risk to other properties or surrounding areas; and

iv) Not affect the integrity or continuity of existing flood defences

C Suitable measures to deal with surface water will be required on all sites in order to minimise the likelihood of new development increasing flood risk locally. Any developments that could lead to changes in surface water flows or increase flood risk should be managed through the incorporation of Sustainable Drainage Systems (SUDS), which mimic natural drainage patterns, unless this is not technically feasible, or where it can be demonstrated that ground conditions are unsuitable for such measures.

D The Council may require developers to restore culverted watercourses within regeneration or development sites to a natural state (i.e. break the channel out of culvert, remove redundant structures, replace/improve existing structures to a restored watercourse profile) in order to reduce flood risk and provide local amenity and/or ecological benefits.

E To contribute to the enhancement of watercourses in accordance with the objectives of the Water Framework Directive, developers will be expected to work with the regulating authorities to develop watercourse restoration schemes.

F Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding will be supported, subject to the proposal having no other adverse effects on local amenity and/or flood risk elsewhere. Where new flood related infrastructure is proposed opportunities for delivering environmental improvements including biodiversity gain and green infrastructure delivery should be fully considered by those delivering the project.

Policy SD2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Flood Risk	✓	✓✓	✓	✓✓	--	--	--	?	✓	✓	--	✓	--	--	✓	✓	✓✓	✓✓	✓	--	?

Commentary

7.38.1 This is a thematic policy which seeks to ensure that flood risk does not present an unacceptable risk to new development. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation.

7.38.2 Having reviewed the proposed policy against the Sustainability Appraisal Framework, it is considered that the policy would have a major beneficial effect against the delivery of sustainability objectives in respect of providing decent and affordable homes, improving community safety, reducing and managing flood risk and managing the impacts of climate change. Less significant positive effects have been identified in respect of avoiding damage to designated sites and species (the policy seeks to restore and naturalise river channels within development sites where these have been subject to significant alteration when appropriate), to improve wellbeing (this policy will help defend homes and businesses from flooding which will have an indirect effect on the wellbeing of residents in flood affected communities), achieve stable and sustainable growth and strengthen local economies by protecting businesses from flooding, improving the quality of built development by improving flood resilience in new development and reducing water pollution which can occur during flood events.

7.38.3 Other minor positive effects have been identified in respect of minimising green field land losses as this policy includes an exclusion to allow development in areas of high risk on brownfield sites, subject to minimising the risk and effects of flooding.

7.38.4 No effects have been identified in respect objectives to improve educational achievement, promote social inclusion, improve accessibility, enhance the vitality and viability of town and village centres, minimise waste and increase the reuse and recycling of natural resources. No effects are likely in respect of the objectives to improve access to the cultural heritage of the district.

7.38.5 Uncertain effects have been identified in respect of SA objectives to make best use of existing infrastructure and conserving the districts townscape character. This is because this policy could facilitate the delivery of significant flood works which could affect townscape character in some areas. An uncertain effect on making the best use of infrastructure was identified during the appraisal, as it is considered that the policy, as drafted, could support the delivery of new or improved infrastructure, but possibly not the maintenance of existing flood protection infrastructure which is necessary to sustain the long term performance of such assets.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.38.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy SD 4. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- Including provision in the policy for development to support the maintenance of existing (as well as creation of new flood defences) to help ensure the long term functioning of defences.
- A requirement for new development not to affect the integrity of existing flood defences: (Note the EA also requested that this requirement be included in this policy)

Risks and Uncertainties

7.38.7 Presently a significant number of villages in South Derbyshire benefit from flood protection, but climate change, coupled with new data concerning areas at risk, could significantly alter the communities identified as being at risk. The Council has undertaken a level 1 strategic flood risk assessment to help understand the extent of current flood risk and continues to work with the Environment Agency and the County Council as the Lead Local Flood Authority and (future Sustainable Urban Drainage Approval Body) to identify the locations at the most risk. Nonetheless, it is likely that over the plan period our understanding of areas at flood risk will change, which could in turn effect how we implement flood risk policy for specific communities or individual developments. In order to manage this uncertainty the Council will continue to work with developers and other bodies to ensure that flood risk assessments submitted alongside developments are accurate and robust and where necessary ensure that appropriate mitigation is provided within development schemes.

Short, Medium and Long Term effects

7.38.8 This policy through requirements to deliver new flood risk infrastructure, protect the integrity of existing flood defences, and secure contributions towards the on-going maintenance of defences will help minimise flood risk in new and existing development over the life of the plan.

Cumulative and Synergistic Impacts

7.38.9 This policy would work in tandem with policies set out in the Derby City Local Plan in particular policy CP2 (responding to climate change). In particular, proposals to deliver flood defences in the City through the 'Our City, Our River' programme could affect areas at flood risk downstream in South Derbyshire. Development of specific housing sites within South Derbyshire could also work in combination to tackle existing flood risk issues across a number of cross boundary locations on the edge of Derby City including around Boulton Moor (Thulston Brook), and Primula Way (Hell Brook) and help to reduce flood risk to property and land through site specific measures to alleviate flooding.

7.39 POLICY SD3: SUSTAINABLE WATER SUPPLY, DRAINAGE AND SEWERAGE INFRASTRUCTURE

A The Council will work with Derbyshire County Council, Water Companies, Developers, and other Authorities and relevant stakeholders to ensure that South Derbyshire's future water resource needs, wastewater treatment and drainage infrastructure are managed effectively in a coordinated manner by:

i) Ensuring that adequate water supply, sewerage and drainage infrastructure needed to service new development is delivered in tandem with identified growth;

ii) Supporting activities by the Water Companies to reduce demand for water and in turn suppress sewerage and discharge effluent volumes by ensuring that water consumption is no more than 110 litres per person per day (including external water use) as estimated using the Water Calculator methodology[1] or all water fittings do not exceed the performance set out in table 5 below;

iii) Working with the County Council (as lead Local Flood Authority and SUDS Approval Body) to ensure new developments incorporate sustainable drainage schemes that reduce the demand for potable water supplies and mimic natural drainage, wherever practicable. In bringing forward SUDS, as a means of managing surface water run-off, developers will be expected to design schemes to improve river water quality and reduce pressure on local drainage infrastructure and deliver biodiversity gain on sites;

iv) Ensuring that all relevant developments within the catchment of the River Mease, support the delivery of the River Mease Water Quality (Phosphate) Management Plan, by means of financial contribution, in order that the unmitigated addition of phosphorous does not lead to deterioration of the Mease Special Area of Conservation.

B Foul flows generated by new development will be expected to connect to the mains sewer. Only where a connection to the mains sewer is not technically feasible (given the nature and scale of proposals) will discharges to package treatment works, septic tanks or cess pits be permitted. Developments that utilise non-mains drainage will only be permitted where proposals do not give rise to unacceptable environmental impacts.

C Surface water from new development will be expected to be managed using SUDS; discharge to watercourse; or connection to surface water mains sewer. Only where these options are not technically feasible and in consultation with Water Companies, will surface water discharges to a combined sewer be permitted.

Policy SD3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sustainable Water Supply, Drainage and Sewerage Infrastructure	✓	✓	--	✓	--	--	--	✓✓	--	--	--	✓✓	✓✓	✓✓	✓✓	--	✓✓	✓✓	--	--	--

Commentary

7.39.1 This is a thematic policy which seeks to ensure that water supply and foul water drainage infrastructure is used efficiently and that new developments contribute towards the management of surface water. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.39.2 When assessed against the SA framework this policy is identified as likely to give rise to major beneficial effects in respect of objectives to make best use of existing infrastructure (by efficiently using remaining headroom or capacity in the foul sewer and water supply network); improving the quality of new development by improving site wide surface water management and water efficiency in new homes; minimising waste by reducing foul water discharges from new properties and promoting sustainable forms of construction and reducing water pollution (This is because water efficient development would generate less waste water to be discharged to local watercourses, whilst SUDS provision onsite could help improve water quality in surface water and contribute to improvements in diffuse water quality). Clearly a policy to reduce flood risk and surface water will perform strongly against the sustainability objective to reduce and manage flood risk and reduce and manage the effects of climate change. A major beneficial effect is also likely in respect of the SA objective to enhance biodiversity and protected sites and species as the policy specifically requires that new development supports the delivery of the River Mease SAC water quality management plan and requires the provision of SUDS within new development that deliver biodiversity gain.

7.39.3 Minor positive effects are identified in respect of sustainability objectives to provide decent and affordable homes by improving flood resilience of new developments in respect of surface water flooding and in respect of improving water efficiency. Improvements in flood management

could also reduce flooding which in turn could have a positive effect on the safety of residents, both within the site and downstream of the development.

7.39.4 No significant effects are identified in respect of sustainability objectives to; improving the health and wellbeing of the districts residents; improving educational achievement; promoting social inclusion; improving local accessibility to services and facilities; achieving stable levels of economic growth; strengthening the local economy; minimising the irreversible loss of undeveloped land; protect and enhance the cultural heritage of the district and access to heritage assets and conserving and enhancing landscape and townscape character.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.39.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy SD5. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- Adding a requirement into the policy for SUDS to deliver biodiversity gain on site to strengthen the performance of the policy in respect of bidodiversity effects.

Risks and Uncertainties

7.39.6 Surface water management in new development could eventually be controlled by the County Council as SUDS approval body under Schedule 3 of the Flood and Water Management Act. However it is unclear when this schedule will be enacted. Nonetheless, it is considered necessary, in the short term to include guidance through the plan on surface water management to cover the period prior to enactment of schedule 3 and to inform developers of the need to deliver surface water management on site. Similarly the housing standards review may restrict the ability of local authorities to require new development to meet water efficiency targets beyond those set out in building regulations. However, the most recent guidance released by government indicates that a water efficiency policy is appropriate where it can be demonstrated that there is justification for constraining water requirements at the local level.

Short, Medium and Long Term effects

7.39.7 This policy will encourage the delivery of water efficient development, and the minimisation of surface water flooding (through the implementation of SUDS) over the whole of the plan period or until such time as other national guidance or legislation supersedes this guidance.

Cumulative and Synergistic Impacts

7.39.8 This policy could help reduce the requirement for capacity improvements in respect of drainage infrastructure and could in combination with policies and programmes implemented by the water companies (through their Water Resource Management Plans), neighbouring planning authorities (through their Local Plans) and others help supress water demand. This could contribute towards keeping water supplies in the east midlands water resource area in surplus for longer and reduce the need for unsustainable extractions, water trading across regions or new infrastructure provision to meet need.

7.40: POLICY SD4: CONTAMINATED LAND, LAND INSTABILITY AND MINING LEGACY ISSUES

A Planning permission for development on land which is known to comprise made ground or which is unstable, contaminated or potentially contaminated, will only be granted where the applicant has demonstrated through appropriate investigations, that the scheme will incorporate any necessary remediation measures to protect human health and/or the natural environment.

B The Council will work with Developers, the Environment Agency, Natural England and the Coal Authority and other relevant Authorities and organisations to bring forward the regeneration of derelict, unstable or contaminated sites and investigate options for the sustainable management of rising mine water levels within the South Derbyshire Coalfield.

Policy SD4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Contaminated Land and mining legacy issues	✓✓	✓	✓	✓✓	--	--	--	--	--	--	--	✓✓	✓✓	--	✓✓	✓✓	✓✓	--	--	--	--

Commentary

7.40.1 This is a thematic policy which seeks to deal with the legacy effects of historic mining activity, natural contamination and instability issues. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.40.2 This policy is identified as having major beneficial effects when assessed against the SA Framework in respect of sustainability objectives to avoid damage to designated sites (rising minewater could affect water quality and in turn biodiversity in surface waters around the South Derbyshire Coalfield (including the River Mease SAC), improve the quality of new development, (by improving the design and layout of new communities to reflect risks associated with natural hazards or mining legacy issues), to reduce water pollution and flood risk (associated with rising mine water). A major positive effect is also recorded against the objective to minimise the irreversible loss of greenfield land as it would create the conditions necessary to allow the reuse of previously developed sites within much of Swadlincote and elsewhere in the South Derbyshire coalfield and in respect of improving community safety and the health and wellbeing of residents and worker given that this policy will enable a risk based approach to regenerating unstable or contaminated land.

7.40.3 Minor beneficial effects are identified in respect of objectives to provide decent and affordable homes as this policy would ensure homes are not subject to natural hazards or contamination.

7.40.4 No significant effects have been identified in respect of objectives to improve educational achievement; to promote social inclusion; improve access to local services and facilities; make best use of existing infrastructure; to achieve stable and sustainable economic growth; to diversify and strengthen urban and rural economies; to enhance the vitality and viability of town and district centres; to reduce and manage the impacts of climate change; to protect and enhance the district's cultural heritage and access to these and to conserve and enhance the district's landscape and townscape character.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.40.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy SD6. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include the widening of the scope of the policy to include unstable land. This amendment would provide additional benefits in respect of objectives to improve the health and wellbeing of local people and improving community safety related to land instability.

Risks and Uncertainties

7.40.6 This policy could potentially affect the deliverability of a number of sites included within the plan, as it could halt development in some parts of proposed housing sites in order to minimise risks associated with natural hazards or mining legacy issues. Similarly, the remediation needed on some sites could undermine the viability of sites.

Short, Medium and Long Term effects

7.40.7 This policy will ensure that development proposals fully reflect historic land uses or legacy issues affecting specific sites and will ensure that sites are usable, and safe for reuse. Benefits would extend throughout the plan period and beyond.

Cumulative and Synergistic Impacts

7.40.8 This policy is likely to work in combination with emerging policies to be included in Derbyshire Minerals Development Framework. This document will be drawn up and consulted upon in due course but is likely to strengthen and add detail to this policy. This policy will work in combination with housing employment policies within this plan. In particular housing sites north of William Nadin Way, Church Street, Church Gresley, Land at the Council Depot, Swadlincote, Woodville Regeneration Area and land at Tetron Point.

7.41: POLICY SD5: MINERALS SAFEGUARDING

A. The Council will consult the Minerals Planning Authority (Derbyshire County Council) on any planning applications for non-minerals development which fall within the boundary of a minerals safeguarding area.

B. The Council will not permit other development proposals in mineral safeguarding areas where they might sterilise economically workable mineral deposits, except where development conforms with the criteria set out in the minerals safeguarding policy included in the Derbyshire Minerals Local Plan.

C. Within South Derbyshire extensive minerals resources are located along the Trent Valley (sand and gravel) and within the South Derbyshire Coalfield. The Local Plan has a key role in helping to safeguard commercially viable minerals resources and ensuring that new development does not lead to the sterilisation, or prejudice the future working of, important mineral reserves.

Policy SD5	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Minerals Safeguarding	--	?	--	--	--	--	--	--	?	?	--	--	✓✓	✓✓	--	✓	--	--	--	--	--

Commentary

7.41.1 This is a thematic policy which seeks to ensure that strategic workable minerals deposits are not sterilised by large scale housing and employment growth within the plan period. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.41.2 This policy would perform strongly against objectives to minimise waste and promote sustainable use of natural resources by supporting the removal of strategic minerals resources, prior to development proposed through the local plan.

7.41.3 Uncertain effects have been identified in respect of objectives to provide decent and affordable homes; achieve stable and sustainable levels of economic growth; diversify and strengthen local urban and rural economies and minimise the irreversible loss of greenfield sites. Effects in respect of these objectives are identified uncertain as it is unclear whether a policy to require prior removal of minerals could hinder the delivery of housing and employment sites. Conversely, a minerals safeguarding policy could help maximise the economic and environmental value of sites prior to permanent loss and could help safeguard greenfield losses for minerals extraction elsewhere.

7.41.4 No discernible effects have been identified in respect of sustainability objectives to avoid damage to biodiversity, improve health and wellbeing, improve community safety, improve educational achievement, promote social inclusion, improve local accessibility, make best use of existing infrastructure, enhance the vitality and viability of the districts town and village centres, improve the quality of the built environment, reduce pollution, reduce and manage flood risk and the impacts of climate change, protect and enhance the district's cultural heritage and to conserve and enhance the district's landscape and townscape character.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.41.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy SD7. No changes have been made to this policy.

Risks and Uncertainties

7.41.6 This policy could potentially affect the timing or deliverability of development sites. However, the Council will continue to consult with the minerals planning authority on the emerging local plan, in order that sites are promoted through the Part 1 and subsequent Part 2 Local Plan which will not lead to the sterilisation of mineral resources. The planning authority will seek to inform the preparation of any future mineral safeguarding policy to be included in the minerals development plan.

Short, Medium and Long Term effects

7.41.7 This policy could stymie the delivery of housing and employment sites in the short to medium term where minerals extraction is required prior to development. Where extraction is required it is likely that the site preparation/construction phase would be substantially increased and could last significantly longer than would otherwise be the case. Where minerals extraction takes place it could give rise to impacts on the local highways network, as well as lead to increased noise and air pollution for the duration of works. It could also lead to temporary impacts on

7.41.8 local landscape or townscape and potentially alter drainage patterns locally. However it should be noted that no minerals safeguarding issues have been identified in respect of allocated sites included in the plan and as such the likelihood of such effects occurring is very low.

Cumulative and Synergistic Impacts

7.41.9 This policy is likely to work in combination with emerging policies to be included in Derbyshire Minerals Development Framework.

7.42: POLICY SD6: SUSTAINABLE ENERGY AND POWER GENERATION

A The Council will support renewable and other energy developments and ancillary buildings or infrastructure subject to the following considerations:

i) that the environmental effects of the proposal have been appropriately considered and schemes will not give rise to unacceptable impacts on landscape or townscape character, ecology, the historic environment or cultural heritage assets.

ii) that proposals will not give rise to unacceptable impacts on local amenity, or give rise to safety concerns, as a result of noise, shadow flicker, electromagnetic interference, emissions to the air or ground, odour or traffic generation and congestion.

B Developers promoting biomass will be expected to demonstrate that biofuels will be procured from sustainable sources. Where generators propose to source wood fuel or other biomass from outside The National Forest, the applicant will be expected to locate biofuels sequentially considering fuels from regional sources, followed by the UK and international markets. Where fuels are sourced from outside the region, generators will be expected to demonstrate that no sequentially preferable fuel supply exists which is available, cost effective or meets the necessary specification.

C Any new generating plant capable of producing heating or cooling as well as electricity will be expected to be designed and located in a way that facilitates the future connection to a local distributed energy system. Large scale commercial and residential development close to Willington and Drakelow will be expected to consider opportunities for utilising waste heat for District heating and cooling.

D Additional energy generation capacity, ancillary infrastructure and carbon capture facilities at the Drakelow and Willington Power Station sites will be supported where it can be demonstrated that development will not give rise to unacceptable amenity and environmental effects as set out above.

Policy SD6	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sustainable Energy and Power Generation	✓	✓	✓	✓	--	--	--	✓	✓	✓	--	?	✓✓	✓✓	✓	--	--	✓✓	✓	--	✓

Commentary

7.42.1 This is a thematic policy which seeks to promote the delivery of, and control the effects of electricity generating infrastructure, and distributed heat networks which come forward with the plan period. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.42.2 The policy is likely to have major beneficial effects when assessed against the SA Framework in respect of sustainability objectives to minimise waste and increase the reuse of waste materials (by promoting the reuse of waste heat from two large scale combined cycle gas turbine power stations proposed in Willington and Drakelow and by encouraging the use of forestry residue associated with the National Forest for power generation, and by promoting sustainable use of natural resources (by supporting low and zero carbon energy generation technologies) and by reducing and managing the districts contribution towards climate change.

7.42.3 Minor beneficial effects are likely in respect of sustainability objectives to avoid damage to designated sites; cultural heritage assets and areas of landscape or townscape value. This is because the policy seeks to explicitly control the impact of this form of development on the natural environment. It would also have likely positive effects in respect of safety and wellbeing (by ensuring development does not lead to electromagnetic interference, which could affect radar or other aircraft safety systems, or have unacceptable amenity and pollution effects -for example, by requiring that development does not lead to noise pollution, odour, light disturbance or shadow flicker).

7.42.4 Positive effects are also identified in respect of providing decent and affordable homes, making the best use of infrastructure and supporting the local economy. This is because this policy provides support for the delivery of energy generation infrastructure in the district at all scales, from very large scale commercial schemes (such as those at Drakelow and Willington which could generate power equivalent to 6% of the UKs existing output and could make a notable contribution towards creating new jobs and diversifying the local economy) to small scale projects to support existing rural enterprises or individual homeowners to reduce their electricity costs. Finally, the support of small and medium scale electricity capacity could reduce demand for distributed electricity and could reduce the need for additional electricity infrastructure provision.

7.42.5 This policy is likely to have no effect in respect of objectives to improve educational achievement, promote social inclusion, improve access to local facilities, enhance the vitality of the local town and village centres, minimise the irreversible loss of greenfield land, reduce and manage flood risk and increase access to cultural heritage within the district.

7.42.6 An uncertain effect is identified in respect of the objective to improve the quality of new development and the existing built environment. This is because energy infrastructure, especially small scale installations, could in combination, give rise to uncertain effects on the existing built environment. However, the exact nature of effects is likely to be largely determined by the nature of individual proposals, the relationship with other schemes and the sensitivity of the built environment, for example, whether development would affect the setting of a listed building, conservation area or other locally important buildings.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.42.7 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy SD3. No changes have been made to this policy as a result of the Sustainability Appraisal.

Risks and Uncertainties

7.42.8 This policy seeks to support the delivery of appropriate new energy infrastructure of all scales to support Government objectives to decarbonise power generation and support small scale energy generation. However, many technologies such as carbon capture and storage, or small scale distributed heat networks have yet to be tested locally or indeed nationally and it is unclear whether elements of this policy will be used within the lifetime of the plan.

Short, Medium and Long Term effects

7.42.9 This policy would support the delivery of new energy generation infrastructure for the duration of the plan period.

Cumulative and Synergistic Impacts

7.42.10 This policy would work in tandem with building regulations and other plan policies including Policy S3 to deliver more energy efficient homes and businesses in South Derbyshire.

7.43: BNE1 DESIGN EXCELLENCE

A All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life by adhering to the Design Principles below.

i) Design Principles

a) Community safety:
New development should be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and appropriate demarcations between public and private areas;

b) Street design, movement and legibility:
Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport;

c) Diversity and community cohesion:
New development should be designed to be diverse, vibrant, possess a sense of place and encourage social interaction.

d) Ease of use:
New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;

e) Local character and pride:
New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics;

f) National Forest:
Within The National Forest, new development should be encouraged to follow National Forest Design Charter and Guide for Developer and Planners and fully reflect the forest context;

g) Visual attractiveness:
New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality;

h) Neighbouring uses and amenity:

New development should not have an undue adverse affect on the privacy and amenity of existing nearby occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses;

i) Cross boundary collaboration:
New areas of growth that span administrative, land ownership, developer parcel or phase boundaries should be considered and designed as a whole through a collaborative working approach;

j) Healthy Lifestyles:
New development should address social sustainability issues, by supporting healthy lifestyles, including through the promotion of active travel, the provision of public open space, sports and other leisure facilities.

k) Resource Use:
New development should be designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development shall provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.

ii) All proposals for new development will be assessed against the Council's Design SPD;

iii) The council will decide which development proposals should be taken to a formal panel for design review.

Policy BNE1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Design Excellence	✓	✓✓	✓✓	✓✓	--	✓✓	✓✓	✓✓	--	--	✓	✓✓	✓	✓✓	✓	?	--	✓	✓✓	?	✓✓

Commentary

7.43.1 This is a thematic policy which will apply to all new developments. Its purpose is to improve the design quality of new development and promote schemes which adequately meet the needs of the districts residents and businesses, both now and in the future. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations. A number of minor modifications are proposed (included above) to reflect comments received back during the pre-submission consultation undertaken in March 2014.

7.43.2 When considered against this SA Framework this policy is likely to perform strongly against objectives to provide decent and affordable homes(by securing a mix of housing types and tenures to meet the needs of all users and are fit for purpose and capable of adaptation), improve health and wellbeing and improve community safety by encouraging developments that promotes and supports healthy lifestyles; reducing opportunities for antisocial behaviour and crime and requiring sites to strike an appropriate balance between place making and vehicle movement needs. This policy would also perform strongly against objectives to promote social inclusion, by providing a mix of housing types designed to attract a variety of different people. It would also support the objectives to improve local accessibility and make the best use of existing infrastructure by ensuring development is well-connected and walkable and served by public transport. This policy would also have major beneficial effect in respect of improving the quality of new development, conserving the districts landscape and townscape character and protecting and enhancing the cultural character of the district, (the main purpose of this policy is to deliver development which is visually attractive, appropriate and respects important landscape and townscape views and vistas and possess architectural quality and have regard to local character and context).

7.43.3 Less significant positive effects have been identified in respect of objectives to enhance biodiversity gain; enhance the vitality and viability of existing town and village centres (the policy does not explicitly seek to increase use of town and village centres but does seek to control new development in areas affected by neighbouring land uses such as retail uses and does seek to deliver developments which are well connected. The policy also seeks to ensure that new development will contribute towards sustainable waste and resource use Although, it is recognised that the policy fails to address issues of whole life waste management and does not reference the waste hierarchy). Proposals to address this issue are therefore made in the recommendations section below. Other positive aspects of this policy are in respect of pollution and climate change. The policy seeks to deliver development which can adapt to changing environmental conditions and sustainable construction methods but fails to specifically reference these issues. Amendments to this policy in respect of pollution and climate change, including references to other policies in this plan are recommended.

7.43.4 This policy has been identified as having uncertain effects in respect of policies to improve access to cultural heritage. It is unclear whether this policy could affect greenfield land losses although, having reviewed the sites being made available for development, it is likely that housing and employment numbers proposed in the part 1 local plan can be fully met within the sites allocated. It is unlikely that this policy would therefore lead to further greenfield land losses beyond those already identified.

7.43.5 No effects are identified in respect of policies to improve the education and skill base of the district; achieve stable and sustainable economic growth, strengthen urban and rural economies and reduce and manage flood risk.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.43.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy BNL1. Changes made to the policy to as a result of its appraisal through the SA include:

- Require that new development addresses sustainable travel.
- Need to more fully address waste issues. Possibly within a new waste or resource use section to provide greater emphasis on sustainable waste management.
- The section of local character and pride could be expanded to place greater emphasis on improving accessibility to cultural heritage.

Risks and Uncertainties

7.43.7 Many aspects of this policy are influenced by guidance and policy controlled through other regulatory regimes and occasionally these may need to take precedence. For example, car parking space standards could be controlled through building regulations in the future. Where there is clear overlap between regulatory regimes, the Authority will need to take these into account in determining any development schemes.

7.43.8 In addition whilst this policy seeks to provide some clarity regarding how new development should be designed or perform in use, significant detail to support this policy will be bought forward through a design SPD. This will provide greater certainty of any minimum standards or specific design requirements associated with site design and delivery.

Short, Medium and Long Term effects

7.43.9 This policy would support the delivery of well-designed developments throughout the life of the Plan. In addition to influencing the strategic housing allocation made in the Part 1 Local Plan, this policy would also influence sites which come forward through the Part 2 Local Plan and through windfalls over the whole of the Plan period.

Cumulative and Synergistic Impacts

7.43.10 This policy is likely to work in combination with other emerging thematic policies included in the Plan including policies on housing balance, affordable housing), flood risk, water supply, drainage and sewerage infrastructure, amenity and environmental quality, heritage assets, landscape character and local distinctiveness), sustainable transport, community facilities, green Infrastructure including the National Forest, open space sport and recreation. These policies add detail to many of the requirements of this policy and will help deliver many of the design excellence features outlined and required in this policy. BNE1 will also work in combination with design policies included in the Derby City Local Plan in respect of cross boundary sites on the edge of Derby City. In particular polices CP2 (Responding to Climate Change), CP3 Place Making Principles; CP4 Character and Context; CP7 Affordable and Specialist Housing; CP16 (Green Infrastructure); CP17 Public Green Spaces; CP19 (Biodiversity); CP20 (Historic Environment); CP21 Community Facilities; CP23 (Delivering a Sustainable Transport Network) in addition to specific housing policies for Wragley Way (AC18); Hackwood Farm (AC21); Boulton Moor (AC23), and South of Chellaston (AC24).

7.44: BNE2 HERITAGE ASSETS

A. Development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time.

These assets include:

i) Conservation Areas
ii) Scheduled Monuments
iii) Listed buildings
iv) Registered historic parks and gardens
v) Undesignated heritage assets on the local list

B. Particular attention will be paid to:

i) the heritage of the Trent Valley, including its prehistoric remains, ancient crossing points and the transport heritage of the Trent Navigation, Trent and Mersey Canal, and the railways.
ii) the complementary relationship that exists in many cases between estate parklands and villages. Often they are integral parts of a conservation area, or form part of a conservation area setting. The management and care of these landscaped grounds is material to the character of the adjacent villages.
iii) the industrial heritage of Melbourne, Shardlow, Swadlincote and Ticknall. Most of this historic industry has now gone, but the surviving structures and landscape evidence continue to exert a huge influence on the character of these places.

C. The Council will promote the respect for, and protection and care of, the historic environment by:

i) developing a local list of undesignated heritage assets, covering the same categories as the designated assets in the national list, in accordance with the best practice guidance issued by English Heritage.
ii) considering the further use of Article 4 directions, reinforced through grant schemes where possible and enforcement action where necessary.
iii) periodic production and updating of conservation area appraisals and management plans.
iv) measures to tackle heritage "at risk", including service of urgent works and repairs notices where necessary.

D. The District Council will work with private owners and developers to bring forward opportunities to secure the long-term future, sensitive use or re-use of under-utilised buildings, and the development of gap sites in conservation areas where development is beneficial to the character and appearance of the area. The District Council will also seek opportunities to improve public access to existing heritage features associated with new development schemes.

Policy BNE2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Heritage Assets	✓	?	✓	--	--	--	✓	--	✓	✓	✓✓	✓✓	✓	✓	--	✓	--	--	✓✓	✓✓	✓✓

Commentary

7.44.1 This is a thematic policy which seeks to protect cultural heritage assets within South Derbyshire. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and local Plan consultations.

7.44.2 Having appraised this policy against the SA Framework it has been identified as likely to perform strongly against Sustainability Objectives to enhance the vitality and viability of town and village centres, many of which like Swadlincote, Melbourne and Ticknall are supported by visitors visiting local cultural heritage assets. It would also help to protect local character and will allow the best of the past to be preserved and form an important aspect of new developments, improving the quality of such schemes (like schemes such as the 'Pipeworks' development and Sharpes in Swadlincote). The Policy would also perform especially well against objectives to safeguard and enhance heritage features and improve access to such features (given the explicit requirement in the policy to achieve such). The preservation of cultural heritage assets was also considered likely to protect the townscape and landscape character of the district.

7.44.3 Less significant, but nonetheless positive effects have been identified against SA objectives to avoid damage to protected species and habitats. (This is because many of the District's heritage assets are also important wildlife sites, for example Calke Park is a National Nature Reserve, whilst Elvaston Castle is a Local Nature Reserve). The protection of heritage assets were identified as likely to contribute towards the health and wellbeing of residents, by providing informal leisure opportunities through the provision of well-established walking and cycling routes, which provide multifunctional benefits such as biodiversity interest (for example disused canals or railway corridors). The protection of heritage assets was also considered likely to sustain and support the continued expansion of the districts growing tourism industry, which would directly

support the sustainable and stable economic growth of the district as well as support the diversification of urban and rural economies. The retention and reuse of heritage assets could also directly reduce greenfield land losses, facilitate sustainable use of resources and minimise waste (by reducing construction and demolition waste and by making best use of existing buildings and sites).

7.44.4 An uncertain effect has been identified in respect of the objective to provide decent and affordable housing, as the protection of heritage assets could in some instances affect site viability which could in turn affect site delivery. Preserving the setting of nearby heritage sites or features could also increase the costs of new development where more sympathetic design or layout is required. It is unclear whether additional costs could feed through into higher value developments which command a premium in the local market.

7.44.5 This policy is identified as having no effects in respect of policy to improve educational achievement (although clearly heritage assets could provide an educational resource), improve community safety (although the preservation and on-going maintenance of buildings could help reduce vandalism at some sites), tackle social inclusion, make the best use of existing infrastructure (although it would make the best use of existing buildings), reduce water, light and air pollution, reduce and manage flood risk and the effects of climate change.

7.44.6 This policy was not identified as likely to give rise to any significant negative effects against any of the sustainability appraisal objectives.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.44.7 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy BNL2. No changes have been made to the previous draft of this policy as a result of the sustainability appraisal.

Risks and Uncertainties

7.44.8 Having reviewed this policy and having regard to comments received from English Heritage, it is unclear whether additional safeguards are required to protect heritage sites should this policy be used for development management purposes. In order to address wider concerns the Council will look to include detailed development management policies in part 2 Local Plan.

Short, Medium and Long Term effects

7.44.9 This policy would have long term (both within the plan period and beyond) by continuing to protect the cultural heritage assets and their setting as new development comes forward across the whole of the plan period.

Cumulative and Synergistic Impacts

7.44.10 This policy is likely to work in combination with the housing policies for Hackwood Farm (SDDC policy H19 and DCC Policy AC21) and policies included in the emerging Amber Valley Local Plan.

7.45: POLICY BNE3 BIODIVERSITY

A. The Local Planning Authority will support development which contributes to the protection, enhancement, management and restoration of biodiversity or geodiversity and delivering net gains in biodiversity wherever possible by:

i) Protecting sites of International, European, National and County importance, together with local nature reserves, from inappropriate development within and adjacent to sites

ii) Delivering long term plans to restore the River Mease Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) to a more natural condition and improve water quality within Mease and other catchments failing to meet Water Framework Directive objectives.

iii) Developing and maintaining a District-wide ecological network of SSSIs and local wildlife sites together and corridors and stepping stone sites to support the integrity of the biodiversity network, prevent fragmentation, deliver ecosystem services and enable biodiversity to respond and adapt to the impacts of climate change.

iv) Supporting and contributing to the targets set out in the Lowland Derbyshire and/or National Forest Biodiversity Action Plan (BAP) for priority habitats and species

v) Protecting ancient woodland and veteran trees from loss, unless the need for, and benefits of, the development in that location clearly outweigh the loss

B Planning proposals that could have a direct or indirect effect on sites with potential or actual ecological or geological importance including:

i) Internationally important sites
ii) Nationally important sites (such as SSSIs)
iii) Sites of County Importance (Such as Local Nature Reserves, County Wildlife Sites and Local Geological Sites)
iv) Ancient Woodlands, Veteran Trees and Hedgerows
v) Priority Habitats and Species

will need to be supported by appropriate surveys or assessments sufficient to allow the Authority to fully understand the likely impacts of the scheme and the mitigation proposed. Where mitigation measures, or exceptionally, compensation cannot sufficiently offset the significant harm resulting from the development and/or where the development can potentially be located on an alternative site that would cause less or no harm, planning permission will be refused.

Policy BNE3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Biodiversity	✓✓	?	✓	--	--	--	✓	✓	--	--	--	✓✓	--	✓✓	✓	?	✓	✓✓	✓	--	✓✓

Commentary

7.45.1 This is a thematic policy which seeks to protect and enhance biodiversity and geodiversity across the district. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation. A major modification has been made to reflect comments from the Wildlife Trust and Local Nature Partnership on the pre-submission version of the plan.

7.45.2 This appraisal identified that this policy would have major beneficial effects in respect of objectives to protect and enhance biodiversity; improve the quality of new development; promote sustainable forms of construction; reduce and manage the impacts of climate change (integrating biodiversity and natural areas in sites could assist in urban cooling and contribute to flood risk management). The protection and enhancement of biodiversity features on development sites could make a significant contribution towards protecting local character.

7.45.3 Less significant beneficial effects have been identified in respect objectives to improve health and wellbeing and improve accessibility to recreational resources such as nature reserves, wildlife sites or informal open space. The inclusion of natural areas including sustainable urban drainage systems could also contribute towards making the best use of existing infrastructure (by reducing flows to waste water systems), reduce water pollution effects on sensitive species in surrounding watercourses (by treating surface waters on site) and reducing flood risk by creating wetlands or ponds on site, which offer broader biodiversity benefits to deal with waste water on site. The protection and enhancement of biodiversity would also have a minor beneficial effect in respect of objectives to conserve and enhance the districts cultural heritage by protecting the significant number of wildlife sites from development which are located on post-industrial sites such as former railway cuttings or canal basins or form part of landscape grounds which often have significant biodiversity value, for example Calke Park National Nature Reserve and Elvaston Castle, which includes a local nature reserve.

7.45.4 This policy is identified as having an uncertain effect in respect of sustainability objectives to deliver decent and affordable housing and minimising the irreversible loss of greenfield land. This is because it was considered that in some cases the protection and delivery of biodiversity could reduce the developable area of some sites leading to less dense development. In turn, this could increase land take and increase overall greenfield land requirements. However, having subsequently reviewed site characteristics and assumed densities for the strategic sites allocated in the plan, it is considered that the land set aside for growth will fully meet housing needs and additional sites are unlikely to be required.

7.45.5 This policy was considered to have no discernable or notable impacts in respect of sustainability objectives to improve, community safety, educational achievement, promoting social inclusion, achieving stable and sustainable level of economic growth; diversifying and strengthening local urban and rural economies; enhancing the vitality and viability of existing town and village centres; minimising waste and improving access to cultural heritage.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.45.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy BNL3. Changes made to the policy as a result of the SA process (and to reflect consultation comments made during the Draft Local Plan Consultation) include:

- Policy amended to reference the need to support biodiversity gain and deliver net gains in biodiversity
- Amended bullet added to ensure veteran trees are protected within the policy

Short, Medium and Long Term effects

7.45.7 This policy would help to prevent short term effects of development by seeking to protect wildlife habitats through design and construction from in appropriate development which would effects sites or species (including veteran or important trees) within or adjacent to the site. However other aspects of this policy would work to deliver long term enhancements to wildlife sites through supporting the delivery of a coherent network of spaces, secure long term enhancement and biodiversity gain and habitat creation.

Risks and Uncertainties

7.45.8 The National Planning Policy Framework reiterates the requirement set out in England's Biodiversity Strategy to halt biodiversity losses. Clearly the plan will directly tackle only one aspect of biodiversity losses (those associated with development rather than other land uses, such as farming) and it is often very difficult to monitor the health and quality of local biodiversity resources and assign effects to any single action such as development. The Council will continue to work with the Wildlife Trust, the Lowland Derbyshire Biodiversity Action Plan project officer and National Forest and other partners to collect existing monitoring information and where appropriate, develop new approaches to monitor the performance of this policy.

Cumulative and Synergistic Impacts

7.45.9 This policy is unlikely to safeguard many wildlife sites or species in isolation. In respect of the River Mease, the Council's policy is likely to work in combination with Local Plan policies included in the North West Leicestershire Local Plan, Lichfield District Council Local Plan (NR8) and

East Staffordshire Local Plan (Strategic Policy 27), as well as the Water Quality Management Plan (adopted by Natural England and the Environment Agency and the River Mease Restoration Strategy published by Natural England.

7.45.10 This policy will also work alongside policies in neighbouring Local Plans and the Lowland Derbyshire and National Forest Biodiversity Action Plans (BAPs), to protect local wildlife sites and BAP Habitats and Species.

7.45.11 It should also be noted that this policy is likely to work in combination with other policies set out in the Draft Plan to deliver biodiversity gain. In particular, SD1 (Amenity and Environmental Quality) SD2 (Flood Risk), SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) BNE1(Design Excellence), BNE2 (Heritage Assets) BNE4 (Landscape Character and Local Distinctiveness), INF7 (Green Infrastructure), INF8 (The National Forest) and INF9 (Open Space, Sport and Recreation).

7.46 BNE4 LANDSCAPE CHARACTER AND LOCAL DISTINCTIVENESS

A. The character, local distinctiveness, and quality of South Derbyshire's landscape and soilscape will be protected and enhanced through the careful design and sensitive implementation of new development.

B. Developers will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features within development sites unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character. Development that will have an unacceptable impact on landscape character (including historic character), visual amenity and sensitivity and cannot be satisfactorily mitigated will not be permitted.

C. In bringing forward proposals developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in The Landscape Character of Derbyshire. Proposals should have regard to the woodland and tree planting, landscape management and habitat guidance set out in this document and demonstrate that mitigation proposals are appropriate to the character of the landscape.

D. Within the National Forest Area developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in the National Forest Landscape Character Assessment both within the design of the scheme and in the incorporation of woodland planting and landscaping.

E. The Council will seek to protect soils that are 'Best and Most Versatile', (Grades 1, 2 and 3a in the Agricultural Land Classification) and wherever possible direct development to areas with lower quality soils.

Policy BNE4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Landscape Character and Local Distinctiveness	✓	--	✓	--	--	--	✓	--	--	--	--	✓✓	--	✓	--	--	✓	✓	✓✓	--	✓✓

Commentary

7.46.1 This is a thematic policy which seeks to protect landscape quality. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

Having reviewed this policy against the sustainability appraisal framework, significant beneficial impacts have been identified in respect of objectives to improve the quality of new development (by ensuring that it reflects local character and distinctiveness and does not detract from the districts cultural heritage). This policy also performs strongly against the SA objective to conserve and enhance the districts landscape and townscape character.

7.46.2 Less significant beneficial effects have been identified in respect of objectives to avoid damage to, and enhance biodiversity assets (as it would indirectly safeguard significant landscape elements on development sites such as hedgerows and field trees and in turn, indirectly secure the retention of existing wildlife habitats on site). The retention of such features would also make a minor contribution towards improving health and wellbeing by retaining and improving accessibility to informal open space on development sites. The retention of landscape elements could also help reduce flood risk by protecting sites from over development (and protecting landscape elements such as ponds or ditches) and in turn how well new developments can adapt to climate change. This policy would also perform positively against objectives perform sustainable use of natural resources by steering development away from land which is best and most versatile and hence productive in respect of agricultural use.

7.46.3 No discernable effects have been identified in respect of objectives to provide decent and affordable homes; improving community safety and educational achievement; improving social inclusion; making best use of existing infrastructure; achieving stable and sustainable levels of economic growth; diversifying and strengthening urban and rural economies; enhancing the vitality and viability of existing town and village

centres; minimising waste, reducing water, light and air pollution; minimising the irreversible loss of greenfield land and improving access to cultural heritage.

7.46.4 This policy is unlikely to have any negative impacts.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.46.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy BNL4. Changes made to this policy include:

- The inclusion of a policy to protect best and most versatile land to reflect national policy and protect the most productive agricultural land.

Risks and Uncertainties

7.46.6 None identified.

Short, Medium and Long Term effects

7.46.7 This policy will help minimise the effects of individual development in the early stages of construction as it will help safeguard existing landscape features including landform, hedgerows and trees and water bodies. However in the longer term the policy should help deliver landscape mitigation which will further lessen the impacts of development and help integrate development into the landscape and reinforce landscape character and distinctiveness.

Cumulative and Synergistic Impacts

7.46.8 This policy is likely to act in combination with policies to protect landscape set out in surrounding Districts. These include, North West Leicestershire, East Staffordshire (SP30 Locally Significant Landscape), Derbyshire Dales (DM Policy 6 Landscape Character), Erewash (policy 16 Green Infrastructure), and Derby City (CP4 Character and Context). Together polies in respective local plans will help preserve local distinctiveness and ensure that new developments reflect and reinforce character within the landscapes in which they sit.

7.46.9 It should also be noted that this policy is likely to work in combination with other policies set out in the Draft Plan. In particular BNE1 (Design Excellence), BNE2 (Heritage Assets), BNE3 (Biodiversity), BNE4 (Landscape Character and Local Distinctiveness), INF7 (Green Infrastructure), INF8 (The National Forest), INF9 (Open Space, Sport and Recreation).

7:47 INF1 INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

A New development that is otherwise in conformity with the Local Plan but generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either:

i) Already in place, or

ii) There is a reliable mechanism in place to ensure that it will be delivered in the right place, at the right time and to the standard required by the Council and its partners.

B The Council will revise its Planning Obligations SPD to cover infrastructure and service requirements, including site-specific infrastructure, including site specific infrastructure, to be delivered through S106 Planning Obligations. Furthermore, once a community Infrastructure Levy has been adopted, the Council will also operate a Community Infrastructure Levy Charging Schedule, to secure funding from new development towards infrastructure provision.

C Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.

D It is expected that development is appropriately supported and its effects mitigated, in the interests of sustainability. The viability of developments will also be considered when determining the extent and priority of developer contributions in line with the Infrastructure Delivery Plan.

Policy INF1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Infrastructure and Developer Contributions	✓	✓✓	✓	✓✓	✓✓	--	✓✓	✓✓	--	--	--	?	--	--	✓	--	✓✓	--	✓	--	--

Commentary

7.47.1 This is a thematic policy which is concerned with the implementation of new development; specifically it spells out how the council will seek to ensure infrastructure delivery within or around proposed development sites. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.47.2 When assessed against the SA Framework it is considered that this policy is likely to have major beneficial effects in respect of objectives to improve community safety, by providing appropriate mechanisms to support highways capacity and safety improvements, improve educational achievement (by providing a mechanism to collect developer contributions necessary to deliver new schools provision needed to support housing growth); improve local accessibility (by providing a mechanism to collect contributions from developers to support local public transport provision close to or within new development or support the delivery and maintenance of walking and cycling routes within sites); and by making best use of infrastructure (by providing mechanisms to support the delivery of transport, education, flood risk, infrastructure and community facilities necessary to support growth). This policy is also considered likely to have a major beneficial effect in respect of objectives to reduce flood risk; by supporting the collection of funds to maintain and deliver new flood risk infrastructure and providing decent and affordable homes, by ensuring that new housing development is supported by appropriate infrastructure necessary to accommodate sustainable and well-functioning homes that can adapt to the future demands.

7.47.3 Less significant positive effects have been identified in respect of objectives to avoid damage to wildlife sites and biodiversity, (by facilitating the provision of green infrastructure and the maintenance of such features); to reduce pollution, (as onsite infrastructure provision, or developer contributions could help support the delivery and maintenance of green infrastructure such as acoustic bunds or other structures or surface water treatments on site). This policy could also have minor beneficial effects in respect of objectives to support cultural heritage, through the support, delivery and maintenance of the National Forest, or the regeneration and improvement of listed buildings or other cultural heritage assets.

7.47.4 No discernable effects have been identified in respect of remaining sustainability appraisal objectives.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.47.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I1. No changes have been made to this policy as a result of sustainability appraisal.

Risks and Uncertainties

7.47.6 It is unclear whether development will generate sufficient funds to provide all necessary infrastructure in combination with other planning obligations to support growth. The Council is undertaking viability assessments to inform the development of an infrastructure levy charging schedule to secure funding from new development towards growth. This work will help the Authority understand what infrastructure can be funded by development and will set out how infrastructure will be funded and the likely timing within which infrastructure will come forward.

Short, Medium and Long Term effects

7.47.7 This policy will help deliver new infrastructure necessary to support the delivery of sustainable growth. The Council has produced an Infrastructure Delivery Plan to help ensure the timely delivery of infrastructure. It is likely that this policy could support infrastructure delivery across the whole of the plan period to reflect the identified needs of proposed development and will deliver benefits to new and existing communities in the short, medium and long term.

Cumulative and Synergistic Impacts

7.47.8 It is likely that in many cases that the mechanism for dealing with proposed growth with be determined by the cumulative nature of effects. For example there may capacity to accommodate growth within existing infrastructure where only a single development takes place, but where many sites are designated infrastructure needs may be met by the creation of new facilities. Put simply therefore infrastructure delivery could be affected by the scale and relationship of growth proposed in a particular area. The Council has sought to prepare and Infrastructure Delivery Plan to coordinate infrastructure delivery to support the delivery of the Council's growth strategy.

7.47.9 This policy is likely to act in combination with policies BNE3 (Biodiversity), INF2 (Sustainable Transport), INF4 (New Road Schemes), INF6 (Community Facilities); INF7 (Green Infrastructure); INF8 (The National Forest); and INF 9 (Open Space, Sport and Recreation). This policy will also work in combination with policies included in the Derby City Local Plan in respect of urban extensions on the edge of the city. In particular policy INF1 is likely to act in combination with Derby City Council Local Plan Policy MH1 (Delivering Infrastructure).

7.48 INF2 SUSTAINABLE TRANSPORT

A Planning permission will be granted for development where:

i) travel generated by development, including goods vehicle movement, should have no undue detrimental impact upon local amenity, the environment, highway safety, the efficiency of transport infrastructure and the efficiency and availability of public transport services; and

ii) appropriate provision is made for safe and convenient access to and within the development for pedestrians, cyclists, public transport users and the private car; and

iii) car travel generated by the development is minimised relative to the needs of the development.

B In order to achieve this, the Council will secure, through negotiation, the provision by developers of contributions towards off-site works where needed.

C In implementing this policy account will be taken of the fact that in more remote rural areas there is often less scope to minimise journey lengths and for the use of non-car modes.

D Planning applications for development with significant transport implications should be accompanied by a Transport Assessment and Travel Plan identifying the transport impacts of the proposal and measures needed to meet the criteria set out in Part 1 of this policy. Travel Plan measures should be funded by developer contributions appropriate to the impacts on the transport network caused by the

development. development that is expected to have less significant transport implications, planning applications shall be accompanied by a Transport Statement.

Walking and Cycling

A The Council will work in partnership with County Councils, neighbouring local authorities, the National Forest Company, charitable organisations, landowners and developers to secure the expansion, improvement and protection of and cycling networks, including public rights of way, cycle routes, greenways and supporting infrastructure. Routes should be coherent, direct, continuous, safe, secure and attractive and should to the wider green infrastructure network wherever possible.

B Where a need is identified in Part 1 of this policy, the Council will seek to negotiate the provision by developers of contributions toward new, or the enhancement of existing, walking and cycling routes and supporting infrastructure.

C Development that is likely to prejudice the use of disused lines or canals for walking, cycling or horse riding will only be permitted, where it can be demonstrated that there would be no practical prospect of implementation in the future.

D Cycling and greenway network proposals will be identified in Supplementary Planning Documents.

Public Transport

A The Council will work in partnership with County Councils, neighbouring local authorities, public transport operators and community transport operators to improve public transport services, infrastructure and information provision in the district.

B Development should be designed and laid out in such a way to ensure that, wherever possible, public transport are within convenient walking distance of all site residents, staff and visitors.

C Where a need is identified under Part 1 of this policy, the Council will seek to negotiate the provision by developers of measures to encourage the use of public transport. These may include:

i) bus shelters and laybys
ii) railway stations and public transport interchanges
iii) initial financial contributions toward the cost of running public transport services

D Land is protected for a potential new park and ride facility at the junction of the A6 and London Road, Boulton Moor.

E Land is protected for against development that would prejudice the establishment of a new passenger railway stations at Gresley, Drakelow and Stenson Fields. Development likely to impair the continuity of the Burton to Leicester railway line or otherwise compromise the potential establishment of a passenger rail service on this route will not be permitted.

Road & Rail Freight

A Where appropriate development should make adequate provision for service vehicle access, manoeuvring and off-street parking.

B In order to ensure that nearby occupiers are not unduly adversely affected by the transfer of goods generated by development, the Council will give consideration to the need for the control of hours of delivery and collection.

C Land at Tetron Point and the associated rail siding connecting to the Burton to Leicester railway line, isprotected from development that would compromise its capacity to be used for rail freight purposes.

D Land at the junction of the A50 and A511, Foston is protected for the development of a roadside lorry park including lorry parking, refuelling and driver facilities.

Parking

A Development should include appropriate car parking provision. Provision should have regard to:

i) parking standards, to be published as a Supplementary Planning Document;
ii) the need to ensure that development would not have an undue detrimental impact on pedestrian and cyclist movement and highway safety;
iii) the need to encourage travel on foot, by cycle and by public transport in preference to the private car by minimising parking provision;
iv) the need to provide sufficient conveniently located spaces meet the needs of people with impaired mobility;
v) the conclusions of any Transport Assessment undertaken in accordance with Part 2 of this policy;
vi) the need to encourage the use of low emission vehicles.

Policy INF2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that eet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sustainable Transport	--	--	✓✓	✓	--	✓	✓✓	✓✓	✓	✓	✓	✓✓	--	✓	?	--	--	✓	--	✓	?

Commentary

7.48.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.48.2 Having reviewed this policy against the SA Framework it is considered that it will have major beneficial effects in respect of improving the health and wellbeing of the population (by encouraging occupiers of new and existing development to walk or cycle through the provision of new walking and cycling routes and other green infrastructure provision and through protecting existing routes and local amenity); Improving accessibility to local services and facilities, (by supporting the delivery of a range of transport choice); reducing the need to travel and improving the quality of new development (again by providing greater transport choice walking and cycling friendly development).

7.48.3 Other beneficial effects have been identified in respect of objectives to improve community safety, (by providing for safe and convenient access to and within the development for pedestrians, cyclists, public transport users and the private car), promoting social inclusion (again by promoting a range of transport modes and minimising the need to travel); achieving stable and sustainable economic growth; diversifying local urban and rural economies and the vitality of existing local and village centres (by providing flexibility to accommodate development in rural areas even where alternative transport modes to the car are less developed and through the protection of sites which could be used for rail sidings next to existing employment sites); promoting the sustainable use of resources and reducing the district's contribution towards the causes of climate change (by seeking to minimise the need to travel and by supporting public transport and walking and cycling) and improving access to cultural heritage features, by generally seeking to improve access including within and around development sites close to such facilities such as Boulton Moor, Chellaston and within the National Forest.

7.48.4 Uncertain effects are identified in respect of landscape effects and pollution (as whilst this policy could help reduce the need for new transport infrastructure such as roads it could support the delivery of new public transport infrastructure such as park and ride or railways station sites or walking and cycling routes. These could increase light pollution (where they are lit) which could have a detrimental effect on landscape character or increase noise pollution and disturbance.

7.48.5 No effects have been identified in respect of sustainability objectives to avoid damage to designated sites and enhance biodiversity; provide decent and affordable homes; improve educational achievement; minimise waste and increase the reuse of waste materials; minimising the irreversible loss of greenfield sites; minimising and reducing the effects of flood risk and protecting and enhancing the district's cultural and architectural heritage.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.48.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I2. No changes have been made to this policy as a result of sustainability appraisal although the first two paragraphs in the draft version of the Part 1 Local Plan have been removed and inserted into a new strategic policy (Policy S6 Sustainable Access).

Risks and Uncertainties

7.48.7 Some elements of this policy will be augmented through the production of a proposed Supplementary Planning Document, for example the inclusion of parking standards in a design SPD. Ahead of the production of SPD the Authority will seek to inform the design and layout of developments having regard to national guidance and the advice of relevant organisations such as the Highways Authority.

Short, Medium and Long Term effects

7.48.8 In the short term this policy could contribute towards improving transport choice immediately around development sites as when schemes come forward. Improvements could be permanent where developments support the delivery of new walking or cycling provision or support the economic case for new public transport infrastructure.

Cumulative and Synergistic Impacts

7.48.9 Developments sites could help deliver individual elements of a broader sustainable transport scheme or greenways route. For example new developments around William Nadin Way and Church Gresley allocated in the Plan would significantly improve a national cycle network route connecting Swadlincote with Burton on Trent and the National Forest. Similarly large scale growth on the edge of Derby City or within or around Swadlincote could support the delivery of enhanced public transport provision.

7.48.10 This policy is likely to act in combination with policies BNE3 (Biodiversity), INF2 (Sustainable Transport), INF4 (Transport Infrastructure Improvement Schemes), INF6 (Community Facilities); INF7 (Green Infrastructure); INF8 (The National Forest); and INF 9 (Open Space, Sport and Recreation). This policy will also work in combination with policies included in the Derby City Local Plan in respect of urban extensions on the edge of the city. In particular policy INF1 is likely to act in combination with Derby City Council Local Plan Policy MH1 (Delivering Infrastructure).

7.49: INF3 STRATEGIC RAIL FREIGHT INTERCHANGE

A Any proposal for the development of a Strategic Rail Freight Interchange shall meet all the following criteria:

i) an operational connection, to Network Rail track and signalling standards, to main trunk rail routes with sufficient available capacity and gauge capability of at least W8;

ii) railway wagon reception and inter-modal handling and container storage facilities capable of accommodating 775 metre freight trains carrying modern wagons.

B The elements of the development identified above shall be completed before any business units on the site are occupied.

i) An acceptable means of access to the trunk road network and parking for all goods vehicles shall be provided and operational arrangements shall minimise the use of local highways by heavy goods vehicles; and

ii) there shall be no undue amenity or safety impacts including noise, vibration, odours, light pollution and traffic generation; and

iii) the proposal shall be well designed and shall not cause undue harm to the character of the local landscape; and

iv) the proposal shall preserve the character or setting of any listed buildings, conservation areas or other heritage assets; and

v) the proposal shall not cause undue harm to features of ecological or environmental value and, where possible, shall result in biodiversity gain and enhanced environmental value; and
vi) the proposal shall not increase the surface water run-off rate from the site and shall not increase flood risk elsewhere; and
vii) an appraisal shall be made of the potential for the utilisation of waste heat from power stations for heating and cooling on the development site; and
viii) appropriate provision shall be made for convenient access to the site on foot, by cycle and by public transport.

Policy INF3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Strategic Rail Freight Interchange	✓	--	--	?	?	✓	✓	✓✓	✓✓	✓✓	?	?	--	✓✓	✓✓	XX	✓✓	✓✓	✓	?	X

Commentary

7.49.1 This is a criteria based thematic policy which will seek to influence the design and location of any strategic rail freight interchanges that come forward in the period to 2028. Such developments will fall outside of the control of South Derbyshire District Council as such proposals constitute nationally significant infrastructure projects and as such will be determined directly by the Secretary of State. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.49.2 Having reviewed the policy against the Sustainability Appraisal Framework this policy is identified as likely to have major beneficial effects in respect of objectives to improve local accessibility to make best use of existing infrastructure (by requiring that local railway capacity and gauge capability exists and that sites are well related to existing trunk roads), achieving stable and sustainable economic growth and diversification of

the local economy is supported (by the inclusion of a policy in the plan to support development which respects the area); to promote sustainable use of natural resources (by ensuring that any site has the potential to operate a strategic rail freight interchange and therefore make a significant contribution towards removing road freight from the regions trunk roads); reduce and manage flood risk (the policy requires that the development will not increase surface water runoff or increase flood risk elsewhere and could offer opportunities to improve diffuse urban pollution which is a known issue in a number of local watercourses). The inclusion of a policy to allow modal shift from road to rail was also considered likely to have major beneficial effects in respect of reducing the emission of climate change gases.

7.49.3 Other beneficial effects have also been identified in respect of objectives to avoid damage to biodiversity sites and species and enhance biodiversity (the wording of the policy has been amended compared to a previous iteration to require biodiversity gain in line with the NPPF), promote social inclusion (as a policy to enable a SFRI which meets the identified criteria would create a significant number of new jobs locally) which could help improve opportunities for employment for the local community. The policy also includes a requirement to preserve the character or setting of any listed buildings or conservation areas. Beneficial effects are also likely in respect of objectives to reduce pollution (this policy explicitly requires proposals cause no unacceptable amenity or safety impacts including in respect of noise, vibration, odours, light pollution and traffic generation).

7.49.4 This policy is identified as having no discernible effects in respect of sustainability objectives to provide decent and affordable homes, improve the health and wellbeing of local residents; minimising waste and increasing recycling and reuse of waste materials.

7.49.5 Uncertain effects have been identified in respect of objectives to improve community safety (this could depend on the nature and extent of impacts on the local road network and the mitigation proposed) and to improve the skills of the local population (this proposal could support on the job training for those working at the site). Uncertain effects are also identified in respect of objectives to enhance the vitality and viability of nearby town and village centres and improve the quality of new development.

7.49.6 Negative effects have been identified in respect of objectives to reduce greenfield land losses and conserve and enhance local landscape and townscape character. However landscape effects are likely to be mitigated through the requirement in the policy to minimise the effects of any proposal on the landscape and mitigate as far as possible any residual effects.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.49.7 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I3. Changes made to the policy as a result of the SA process (and to reflect consultation comments made during the Draft Local Plan Consultation) include:

- Require that new development is well designed, possibly by cross referencing Policy BNE1 (Design Excellence).
- Specify the need for the developer to investigate the feasibility of utilising waste heat from locally proposed Power Stations

- The developer makes appropriate provision for convenient access to the site on foot, by cycle and by public transport

Risks and Uncertainties

7.49.8 This policy is to guide the delivery of a specific type of development, for which there is known developer interest in the District. In particular, there is known developer interest at a site close to Etwall. However, as yet there is no formal application for a Strategic Rail Freight Interchange, and moreover should any application be submitted it would be determined by the Secretary of State given its strategic nature and size.

Short, Medium and Long Term effects

7.49.9 There is no certainty that this policy will be used to inform a strategic rail freight interchange and as such it may not have any effects over any time scale. However, where development comes forward construction would take place over the short to long term (give the scale of any proposal). It would also have a number of permanent effects for example in respect of economic and potentially social objectives.

Cumulative and Synergistic Impacts

7.49.10 This policy could work in combination with other policies in the local plan including S1 (A Strategy for Sustainable Growth and Regeneration), S2 (Presumption in Favour of Sustainable Development, SD (Amenity and Environmental Quality), SD2 (Flood Risk), SD3 (Sustainable Water Supply, Drainage and Sewerage); BNE2 (Heritage Assets); BNE3 (Biodiversity); BNE4 (Landscape Character and Local Distinctiveness); Policy INF1 (Infrastructure and Developer Contributions); Policy INF2 (Sustainable Transport) and Policy INF7 (Green Infrastructure).

7.50 INF 4: TRANSPORT INFRASTRUCTURE IMPROVEMENT SCHEMES

A. The Council will work with partners to deliver the following transport schemes:

(i) Woodville - Swadlincote Regeneration Route

(ii) South Derby Integrated Transport Link phases 1 and 2

(iii) A50 junction with the A38 improvement scheme

(iv) A50 junction with the A514 improvement scheme

(v) Swarkestone Causeway Bypass

B. Where required to mitigate the transport impacts of development, the Council will seek to negotiate financial contributions toward these schemes from developers. Proposals that would prejudice their implementation will not be permitted.

C. In determining the detailed alignments and designs of these schemes regard shall be had to the following:
   i) Minimising the impact on the environment, heritage assets and natural features
   ii) Taking full account of recreational routes along, or affected by, the schemes
   iii) Providing for the needs of pedestrians, cyclists and people with impaired mobility.
   iv) Mitigating any potential flood risk impact

Policy INF4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Transport Infrastructure Improvement Schemes	?	✓✓	✓	✓	--	✓	✓✓	✓✓	✓	✓	✓	✓	--	--	?	✓	?	?	?	?	?

Commentary

7.50.1 This is a thematic policy which sets out the location of new road infrastructure needed to support identified allocations in the local plan. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.50.2 Assessment against the SA Framework indicates that this policy is likely to perform strongly against objectives to provide decent and affordable homes, by providing the infrastructure necessary to support and deliver new housing. It will improve local accessibility and will make best use of local infrastructure by delivering the capacity improvements necessary to allow existing road infrastructure to cope with new homes and businesses.

7.50.3 This policy will also have beneficial effects in respect of sustainability objectives to improve the health and wellbeing of the population, by contributing towards improvements to non-car transport links (links will need to provide integrated transport links and improve off road walking and cycling provision which, in turn could help improve access to local business for those without access to a car). Links will help ensure growth does not lead to the deterioration of the existing road network and could provide significant improvements to road safety by providing or improving walking and cycling provision. In addition, the provision of new transport links could help reduce congestion on existing routes resulting from growth and in turn could make a minor contribution to economic based objectives to achieve stable and sustainable economic growth; diversify local urban and rural economies and potentially enhance the vitality and viability of local centres by reducing congestion locally. Proposals to increase the capacity of local road networks could also have a minor positive effect on the quality of the local built environment by reducing congestion and facilitating the wider delivery of walking and cycling provision.

7.50.4 The Southern Derby Link Road and works to identified A50 junctions and Swarkestone Bypass are unlikely to facilitate the reuse of brownfield land within or around the Southern edge of the City, although the delivery of the Woodville Regeneration Route will allow the reuse of a poorly restored historic minerals site, which is partially brownfield and could have a major beneficial effect. On aggregate however, effects are likely to be of minor or moderate significance.

7.50.5 Uncertain effects have been identified in respect of objectives to conserve and enhance biodiversity (alignments could lead to some short term negative effects but offer opportunity to deliver biodiversity gain in the longer term); reduce water, light and air pollution (the delivery of new roads could help ease congestion locally and help improve air quality around the Clock Island and Ring Road in Derby City but may also increases general traffic levels and employment could lead to a deterioration in air quality elsewhere). The provision of new roads is unlikely to affect flood risk, although the opening up of the regeneration route may provide opportunity to address known surface water flooding issues on the Woodville Regeneration site, although contamination could affect the approach to mitigation. The provision of new transport routes would increase transport capacity which would inevitably facilitate increased road use, although it may reduce congestion and contribute towards modal shift through the delivery of integrated transport solutions. An uncertain effect is also recorded against the objective to conserve and enhance the districts landscape and townscape character. This is because whilst the delivery of new transport links via this policy may help facilitate townscape improvements (especially in respect of the Woodville site) new routes could also have a detrimental impact on local landscape and townscape character, especially where routes lead to visual effects associated with lighting and road construction and operation, or effect the setting of Swarkestone Bridge and Causeway. The delivery of the Woodville Regeneration Route could deliver opportunities to secure the long term future (and potentially access to) listed bottle kilns within the Woodville site and could therefore have a major beneficial effect in respect cultural heritage objectives. However no heritage benefits are identified in respect of the southern Derbyshire Link Road or A50 junctions, whilst negative effects could occurs on the Swarkestone Causeway (a scheduled ancient monument) depending on the delivery of, or location of a new bypass).

7.50.6 No discernible effects are identified in respect of objectives to improve educational achievement to minimise waste and promote sustainable forms of construction.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.50.7 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I4. General Changes made to this policy include the addition of a number of additional highways improvements including proposals to deliver

Swarkestone Causeway Bypass and capacity improvements to the A50 junctions with the A38 and A514. Changes made as a result of the appraisal of the draft policy include:

- Requiring that schemes minimise their impact on the environment, heritage assets and natural features
- Require that scheme take full account of recreational routes affected by new transport infrastructure and provide for the needs of pedestrians, cyclists and people with impaired mobility.
- Mitigate any potential flood risk impacts associated with new routes especially in respect of Swarkestone Causeway and the Woodville Regeneration Route

Risks and Uncertainties

7.50.8 This is no specific information concerning the exact alignment of proposed routes. However in order to provide certainty that the scale of proposed growth can be accommodated by the existing road network (subject to the development of identified capacity enhancements set out in the policy) the Council has undertaken strategic transport modelling across the Derby Housing Market Area and within the Derby Urban Area. As such whilst the detailed design and timing of delivery is still unknown (and will be influenced by the detailed layout and timing of housing and employment land delivery) the Council is satisfied that the scale of growth proposed within the plan to 2028 can be adequately accommodated.

Short, Medium and Long Term effects

7.50.9 Effects would occur over the whole of the plan period, but are likely to increase overtime as new development increases traffic flows on the existing highways network. It is likely that transport routes needed to support site delivery will be required during the early phases of development and as such could occur during the early to middle part of the plan period but would ultimately depend on when housing sites come forward. Strategic works to the A38 (not part of the plan) are programmed for completion in 2021 and could significantly increase highways capacity in the medium to long term.

Cumulative and Synergistic Impacts

7.50.10 The provision of further road transport infrastructure in combination with housing and employment growth proposed (see policies listed below) could give rise to impacts on the local road network, and the natural environment in respect of noise, water, air quality, light pollution and landscape and drainage.

7.50.11 This policy will work in combination with polies set out elsewhere in the Local Plan including Policy H15 (Wragley Way); E5 (Strategic Location for Global Technology Cluster Extension), E6 (Woodville Regeneration Area); INF1 (Infrastructure and Developer Contributions); INF2 (Sustainable Transport). This policy would also work in combination with the Derby City Local Plan, in particular policies CP1 (a) (Presumption in Favour of Sustainable Development); CP1 (b) (Place making Principles for Cross Boundary Growth); CP23 (Delivering a Sustainable Transport Network); CP24 (Strategic Implementation); AC15 (Land South of Wilmore Road, Sinfin (Infinity Park Derby); AC18 (Wragley Way) and MH1 (Delivering Infrastructure).

7.50.12 In addition to growth proposed through the plan, other road infrastructure projects proposed within the plan period, delivered by other agencies could have a significant effect on the local and strategic network. Other programmed projects include works to grade separate a number of junction on the A38 (within Derby City) programmed for completion in 2021 pinch point improvements and capacity improvements to a number of transport corridors in the city.

7.51: INF5 EAST MIDLANDS AIRPORT

A. Within the Public Safety Zone of East Midlands Airport, there is a general presumption against most types of new or replacement development and certain changes of use to existing property, as described in Department for Transport Circular 1/2010.

B. Within officially safeguarded areas established for East Midlands Airport, certain planning applications will be the subject of consultation with the operator of East Midlands Airport and there may be restrictions on the height or detailed design of buildings or on development which might create a bird hazard, as described in Department for Transport Circular 11/2003.

Policy INF5	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
East Midlands Airport	--	--	--	✓✓	--	--	--	✓	✓	--	--	--	--	--	--	--	--	--	--	--	--	--

Commentary

7.51.1 This is a thematic policy concerned with safety of land and buildings close to civil airports. Circular 1/2010 states *"that there should be no increase in the number of people living, working or congregating in Public Safety Zones and that, over time, the number should be reduced as*

circumstances allow". In undertaking the appraisal regard has been had to the fact that the public safety zone affects a very small area of the district and the area in question comprises of agricultural land rather than built development. As such this element of the policy will have very limited material effects. In respect of the second part of the policy, this commits the Authority to consult with the Airport which may in turn lead to small scale design changes in development in limited circumstances, although these are not considered likely to be significant. As such virtually no effects against identified sustainability objectives are likely as a result of this policy. There will, however, be notable beneficial effects in respect of public safety with further positive effects in respect of objectives to make best use of existing infrastructure and support the continued economic development of the airport.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.51.2 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I5. No changes have been made to this policy as a result of the SA process.

Risks and Uncertainties

7.51.3 None Identified

Short, Medium and Long Term effects

7.51.4 This policy will help protect the communities around the airport for the life of the plan and beyond and will continue to support the continued use of the airport as a major freight terminal and regional passenger airport.

Cumulative and Synergistic Impacts

7.51.5 None Identified

7.52 INF6 COMMUNITY FACILITIES

A. South Derbyshire District Council will:

i) Require that development that increases the demand for community facilities* and services either:
   a. provides the required community facilities as part of the development, or;
   b. makes appropriate contributions towards providing new facilities or improving existing facilities

ii) Facilitate the efficient use of community facilities and the provision and upkeep of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location.

B. Existing community facilities will be protected, unless it is clear that there is no longer a need to retain the use or where a suitable alternative is made.

C. Community facilities should be accessible to all members of the community and be located where there is a choice of travel options.

***see glossary for definition of community facilities.**

Policy INF6	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Community Facilitates	--	?	✓✓	✓✓	✓✓	✓	✓✓	✓✓	?	?	✓✓	✓	✓✓	✓	--	--	--	--	?	?	--

Commentary

7.52.1 This is a thematic policy which seeks to deliver new community facilities necessary to support proposed growth or protect existing facilities and services, unless it can be demonstrated that these are no longer required. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.52.2 Having assessed this policy against the Sustainability Appraisal Framework, it is considered that the policy would have major beneficial effects against objectives to improve health and wellbeing, (by requiring the provision of new, or protection of existing, open space and leisure provision and the delivery of new health facilities to support growth); improve the safety and wellbeing of local residents (through the provision of new walking and cycling provision and new community centres for new and existing residents); improve education provision (through the provision of funds for new primary, secondary and higher education facilities will support education provision, which in turn should help deliver improvements to educational achievement); improve accessibility to local services (by delivering new facilities close to new and existing residents); make the best use of infrastructure (by ensuring that existing facilities are not overwhelmed by growth); enhancing the vitality and viability of town and village centres, (by strengthening the provision of community facilities in towns and villages) and minimising waste (by ensuring that residents do not have to travel long distances to facilities only accessible by car).

7.52.3 Less significant beneficial effects have also been identified in respect of objectives to promote social inclusion and reduce inequalities, (by delivering new or improved community services close to existing communities and hence ensuring that facilities are accessible to all by a means of transport mode), improve the quality of new development; (by ensuring that new development provides a mix of facilities and land uses and contributes to the delivery of sustainable developments), and to promote sustainable forms of development; (by ensuring new development is supported by a range of local community facilities close to residents and reducing the need to travel).

7.52.4 Uncertain effects have been identified in respect of objectives to provide decent and affordable housing that meets local needs; to achieve stable and sustainable levels of economic growth and to diversify local urban and rural economies. The delivery of community services to support growth is in some instances very costly (for example where new schools or health centres are required). As such, requirements to ensure the delivery of these facilities could in some instances render development proposals unviable, especially where other costs on site are likely (for example to deliver site remediation or new road provision). An uncertain effect has therefore been identified against these objectives. The Council is currently undertaking viability work and this will be used to update the SA in due course.

7.52.5 No effects are identified in respect of objectives to avoid damage to designated species and deliver biodiversity gain; reduce water, light, noise and air pollution; minimise the irreversible loss of greenfield land, reduce and manage flood risk and climate change and conserve and enhance local landscape character.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.52.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I6. No changes have been made to this policy as a result of the SA process.

Risks and Uncertainties

7.52.7 As stated previously it is unclear whether requirements to ensure the provision of community facilities could undermine the delivery of new development which is of marginal viability (for example because it is subject to site specific requirements such as the delivery of new road infrastructure or site remediation). The Council is undertaking viability work to ensure that developments proposed within the plan are viable given the requirements likely to be placed on them, either through specific policies in this plan or through requirements included in the Infrastructure Delivery Plan and associated charging schedule. The SA will be up dated to reflect this information.

Short, Medium and Long Term effects

7.52.8 This policy will help deliver new community infrastructure throughout the whole of the plan period in tandem with new strategic development.

Cumulative and Synergistic Impacts

7.52.9 This policy will work in combination with housing, employment and infrastructure policies set out in the South Derbyshire Part 1 Local Plan as follows; Policy S1 (Strategy for Sustainable Growth); Housing Policies, INF1 (Infrastructure and Developer Contributions), INF2; (Sustainable Transport); INF4 (Transport Infrastructure Improvement Schemes); INF7 (Green Infrastructure); INF8 (the National Forest) and INF9 (Open Space, Sport and Recreation). This policy is also likely to act in combination with policies in the Derby City Local Plan, in respect of cross boundary or near boundary development sites on the edge of Derby City, for example policies CP1 (a) (Presumption in Favour of Sustainable Development); CP1 (b) (Place making Principles for Cross Boundary Growth); CP16 (Green Infrastructure); CP17 (Public Green Space); CP21 (Community Facilities); CP23 (Delivering a Sustainable Transport Network)l; CP24 Strategic Implementation; AC12 (Derby Commercial Park); AC15 Land South of Wilmore Road (Infinity Park); AC18 (Wragley Way); AC21 (Hackwood Farm); AC23 (Boulton Moor), AC24 (South of Chellaston) and MH1 (Delivering Infrastructure).

7.53: INF7 GREEN INFRASTRUCTURE

A. The District Council will seek to conserve, enhance and wherever possible, extend green infrastructure by working with developers and other parties to preserve, improve and create new multifunctional green spaces within development sites and, where appropriate, through financial contributions to fund offsite works. In particular the Council will work with partners to:

i) Ensure the continued protection of the District's ecological, biological and geological assets, with particular regard to sites and species of international, national and local significance.

ii) Secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure.

iii) Promote the appropriate management of features of major importance for wild flora and fauna.

iv) Support the development of the Green Infrastructure Network as proposed by the 6Cs Green Infrastructure Strategy, linking together Key Strategic Routes of regional and sub-regional importance and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure provision in the following opportunity areas:

a. Trent Strategic River / Trent & Mersey Canal Corridor;
b. Derwent Strategic River Corridor;
c. Dove Strategic River Corridor;
d. Within the National Forest Area; and;
e. Around the edges of Derby City and Swadlincote;
f. Positively view proposals that seek to enhance the District's Green Infrastructure resource in support of tourism and leisure related development.

B Within the Trent Valley or other locally determined Nature Improvement Area the District Council will support and deliver the landscape scale change as promoted by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership. Any development within the area defined by the Trent Valley Vision will be expected to contribute towards and assist in delivering the vision in accordance with the strategy. Such contributions may be in the form of appropriate design, suitable form and function, the delivery of Green Infrastructure, landscape and habitat enhancement, financial contributions or other mechanisms as appropriate, to deliver an overall benefit within the Trent Valley Vision area.

C All proposals for development within the catchment for the River Mease will need to demonstrate that they will have no adverse effects on the integrity of the Special Area of Conservation (SAC) either alone or in combination with other proposals and will contribute to long-term objectives to improve the condition of the site.

Policy INF7	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Green Infrastructure	✓✓	--	✓✓	✓	--	✓	✓	✓✓	✓	✓	✓	✓✓	--	✓	✓✓	✓	✓✓	✓✓	✓	✓	✓✓

Commentary

7.53. 1 This is a thematic policy which seeks to protect the district's existing green infrastructure assets and deliver improved and enhanced green spaces for the benefit of local communities and the natural environment. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.53.2 Having assessed this policy against the Sustainability Appraisal framework, it is considered that the policy would have major beneficial effects against objectives to avoid damage to designated sites and species and enhance biodiversity; improve the health and well-being of local residents, (by providing for open space, leisure and tourism developments that improve access to environmental assets); make best use of existing infrastructure, (by supporting the delivery of new GI; which can deliver ecosystem services such as flood risk management, or help improve opportunities for non-car access). This policy would also have major beneficial impacts in respect of delivering high quality development; by ensuring that new homes and businesses contribute to, rather than erode the natural environment and in doing so provide better access to, and protection of biodiversity and green spaces. This policy would also support the delivery of wider policies such as those requiring the delivery of sustainable drainage systems; strategic landscaping and the provision of new open space. Such provision at the strategic level would have major beneficial effects in respect of reducing and controlling water, light and noise pollution. In particular, the policy seeks to protect the River Mease from pollution associated with development. This policy would also have major beneficial effects in respect of reducing flood risk and managing climate change, especially along the major river corridors, but also within new developments generally by promoting the delivery of space to provide ecosystem services such as urban cooling or sustainable drainage. This policy is considered likely to perform strongly in respect of the SA objective to conserve and enhance local landscape and townscape character by providing that new developments contribute towards enhancing the character of the local area, for example delivering forest planting within the National Forest or helping to restore landscape quality in the Trent Valley.

7.53.3 Other positive impacts have been identified in respect of objectives to improve community safety and improve access to community facilities, including open space, (by providing managed access to environmental resources and walking and cycling provision); promoting social inclusion,(by seeking to provide new GI which is well related to key towns and villages and accessible to those communities (the National Forest for Swadlincote and, along the Trent, and Dove Valley's to the Derby Urban Extensions and strategic sites in key service villages). The policy was also identified as likely to have minor beneficial effects in respect of the economic objectives to deliver stable and sustainable economic growth, diversify urban and rural economies and supporting the vitality and viability of growth as the policy seeks to explicitly support the continued delivery of GI in the National Forest and Trent Valley/Trent Mersey Canal Corridor and enhance the districts GI resource in support of tourism and leisure related development. Benefits have also been recorded in respect of objectives to protect and enhance the heritage of the district and improve access to heritage resources and facilitate the delivery of multifunctional space in new developments such as sustainable drainage systems, tree planting or other habitat provision to provide shading or urban cooling.

7.53.4 No effects have been identified in respect of objectives to provide decent and affordable homes; improve educational attainment and minimise waste;

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.53.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I7. No changes have been made to this policy as a result of appraisal against the SA framework although a number of minor amendments have been made in respect expressing the delivery mechanisms via which green infrastructure will be delivered (for example through developer contributions, site design, habitat enhancement etc.) A further minor modification has been made to this policy in respect of comments received from the Local Nature Partnership received in respect of the pre-submission version of the policy.

Risks and Uncertainties

7.53.6 None identified

Short, Medium and Long Term effects

7.53.7 This policy will help deliver new green infrastructure throughout the whole of the plan period in tandem with new strategic development.

Cumulative and Synergistic Impacts

7.53.8 This policy will work in combination with housing, employment and infrastructure policies set out in the South Derbyshire Part 1 Local Plans as follows; Policy S1 (Strategy for Sustainable Growth), housing policies H2-H19 and HXX, BNE1 (Design Excellence); BNE2 (Heritage Assets), BNE3 (Biodiversity), BNE4 (Landscape Character and Local Distinctiveness); INF1 (Infrastructure and Developer Contributions); INF8 (the National Forest) and INF9 (Open space, Sport and Recreation). This policy is also likely to act in combination with policies in the Derby City Local Plan in respect of cross boundary or near boundary development sites on the edge of Derby City, for example policies CP1 (a) (Presumption in Favour of Sustainable Development); CP1 (b) (Place making Principles for Cross Boundary Growth); CP16 (Green Infrastructure); CP17 (Public Greenspace); CP21 (Community Facilities); CP23 (Delivering a Sustainable Transport Network); CP24 (Strategic

Implementation) and MH1 (Delivering Infrastructure). In addition this policy could also act in combination with Green Infrastructure policies included in the emerging North West Leicestershire Local Plan and the East Staffordshire Local Plan policies SP23 (Green Infrastructure), SP26 (National Forest), SP27 (Climate Change, Water Body Management and Flooding), SP29 (Biodiversity and Geodiversity) and SP32 (Outdoor Sports and Open Space). This is because these authorities are also contributing towards the delivery of the National Forest, and share many of the strategic river corridors which are identified as significant GI opportunities in this policy. It is likely that this policy will also work in combination with policies in the emerging minerals local plan for Derbyshire in respect of minerals restoration issues in the Trent Valley.

7.54 POLICY INF8: THE NATIONAL FOREST

A Within the National Forest, as defined on the Proposals Maps, South Derbyshire District Council will work with The National Forest Company and other local authorities and partners to:

- i) Help deliver the National Forest Strategy 2014-24 and any subsequent strategy
- ii) Provide opportunities for diversification of the economy, especially in relation to the woodland economy and tourism, including overnight accommodation;
- iii) Create an attractive, sustainable environment;
- iv) Provide a range of leisure opportunities for local communities and visitors: and
- v) Achieve 33% woodland cover in the National Forest.

B Within the National Forest all residential schemes over 0.5ha and industrial commercial and leisure developments over 1ha will be expected to incorporate tree planting and landscaping in accordance with National Forest Planting Guidelines (as set out in Table 6). Landscaping will generally involve woodland planting, but can also include the creation and management of other appropriate habitats, open space provision associated with woodland and the provision of new recreational facilities with a woodland character. The appropriate mix of landscaping features will depend upon the setting characteristics, opportunities and constraints that individual sites present. The District Council recommend that early discussions are held with the National Forest Company. Further information is available from the National Forest Company's Guide for Developers and Planners.

C In exceptional circumstances, a commuted sum may be agreed where planting and landscaping cannot be accommodated within or close to the development site. This will be used for tree planting (including urban tree planting); purchasing land for tree planting; creating new woodlands and maintaining those works or other agreed projects for a minimum of five years

D Within the National Forest new development should ensure that:

- i) the siting and scale of the proposed development is appropriately related to its setting within the Forest,
- ii) the proposed development respects and does not adversely affect the character and appearance of the wider countryside.

E The Council will work with developers, the National Forest Company and other stakeholders to improve access to the forest from new development sites and existing built up areas and deliver a step change in the quality of new development and the existing urban area with an emphasis upon the use of Forest related construction materials where appropriate.

F The area between Swadlincote, Ashby de la Zouch and Measham is recognised as 'The Heart of the National Forest'. The District Council will seek to support efforts to concentrate tourism and leisure activities and economic opportunities based on the woodland and environmental economy in this area. However Forest related development will be supported elsewhere within the Forest where it can be demonstrated that it will support the continued improvement of the National Forest as a tourism and leisure destination.

Policy INF8	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
The National Forest	✓✓	✓	✓✓	✓	--	✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓	?	✓	✓✓	✓✓	✓✓	✓✓	✓✓

Commentary

7.54.1 This is a thematic policy which seeks to reinforce the woodland character of the southern part of South Derbyshire, which is located within the National Forest and deliver improved and enhanced green spaces and tree planting within development sites. This policy also seeks to strengthen the economy of the Forest area, especially in relation to the woodland economy and tourism and leisure. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultation and the newly released 2014 National Forest Strategy.

7.54.2 Having assessed this policy against the Sustainability Appraisal Framework, it is considered that the policy would have major beneficial effects against objectives to avoid damage to designated sites and species and enhance biodiversity, through requirements in the policy to help deliver 33% woodland cover and other managed habitat in the Forest area. It will deliver significant improvements to the health and wellbeing of local residents by creating a strategic and accessible leisure resource, providing formal and informal sport and leisure opportunities. It will also support the continued delivery of accessible open spaces and new employment opportunities. In addition, the Forest will continue to support the diversification of local urban and rural economies, the vitality and viability of local town and village centres and the delivery of sustainable economic growth by continuing to strengthen the local tourism and leisure industry and provide economic and employment opportunities for

local communities within the Forest area. In respect of other environmental objectives, this policy is expected to have major beneficial effects in respect of objectives to improve the quality of new development and promote sustainable forms of construction (by requiring that new development reflects the woodland character and emphasises the use of forest related construction materials). This policy will also contribute towards managing the effects and causes of climate change (by allowing for carbon sequestration from new planting and by contributing to shading and urban cooling in local towns and villages). Forest planting and habitat protection and management secured as a result of this policy will also make a significant beneficial contribution towards protecting and enhancing local landscape and townscape character in a location historically impacted by minerals extraction and industrial development and by contributing to the delivery of a major cultural resource accessible to local residents and visitors alike

7.54.3 Other beneficial effects have been identified in respect of objectives to provide decent and affordable homes (this policy seeks to deliver a step change in the quality of new development sites and existing built up areas); improve community safety by providing managed spaces for leisure use and by supporting the continued provision of off road walking and cycling routes within the forest area, which in turn would reduce the need to travel by car), by promoting access to open spaces and leisure opportunities close to communities with high levels of deprivation (for example around Swadlincote). This policy could also contribute towards the delivery of objectives to minimise waste and encourage the reuse of waste materials (for example, the policy supports woodland businesses including the use of forest residues which can be used for fuel for heating or electricity generation). Tree planting and habitat creation could also reduce flood risk and provide opportunities for surface water management, (by preserving or delivering new woodland and habitat provision, which can help to hold up rainwater high in drainage catchments and reduce the speed at which rainwater runs off into watercourses).

7.54.4 An uncertain effect has been identified in respect of impacts against the objective to reduce greenfield land losses (as the policy makes provision for new employment and tourism related development which could lead to the permanent loss of green field land).

7.54.5 No effects have been identified in respect of objectives to improve educational achievement although the inclusion of requirements for interpretation and policies to strengthen the use of the forest for educational uses could help improve the performance of this policy.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.54.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I8. No changes have been made to this policy as a result of appraisal against the SA framework although a number of amendments have been made to reflect comments from the National Forest following the release of their updated Strategy to cover the period 2014-24. Changes mainly involve signposting the location of national forest guidance through the inclusion of hyperlinks in the policy and references to the updated strategy. These changes were main modifications made through the Local Plan Examination.

Risks and Uncertainties

7.54.7 None identified

Short, Medium and Long Term effects

7.54.8 This policy will deliver short term gains in respect of new tree planting and accessibility as sites come forward for development. These areas will generally mature over the longer term and will in combination with existing planting and historic area of woodland help contribute towards the delivery of 33% woodland cover within the Forest area (the long term target for planting).

Cumulative and Synergistic Impacts

7.54.9 This policy will work in combination with other polices in the Plan including, policy S1 (A Strategy for Sustainable Growth),policy H2 (Land North of William Nadin Way); H3 (Land at Church Street; H4 (Broomy Farm); H5 (Council Depot); E6 (Woodville Regeneration Area) SD4 (Contaminated Land, Instability and Mining Legacy Issues); SD9 (Woodville Regeneration Area); BNE1 (Design Excellence): BNE2 (Cultural Heritage); BNE3 (Biodiversity); BNE4 (Landscape Character and Local Distinctiveness); INF1 (infrastructure and Developer Contributions); INF6 (Community Facilities); INF7 (green Infrastructure); INF9 (Open space Sport and Recreation); INF10 (Self Catering Tourist Accommodation). This policy would also act in combination with National Forest policies to be included in the North West Leicestershire District Council emerging Local Plan and East Staffordshire Borough Council's Plan (SP26 The National Forest). Together these plans will help deliver land use related objectives expressed in the National Forest Strategy to 2024 and in any successor plans.

7.55: POLICY INF9 OPEN SPACE SPORT AND RECREATION

A Current provision of open space and sports and recreation facilities in South Derbyshire is not sufficient to meet local need.

B To address this, the Council will work with partners to provide sufficient high quality green space and recreation facilities including sports pitches and built facilities, allotments, woodland creation, cemeteries and publicly accessible natural green space to meet the needs of new residential development and, where possible, to meet the needs of the existing population.

C Opportunities for creating new or enhanced facilities will be sought particularly where there are quantitative or qualitative deficiencies identified in the Council's most up to date Open Space, Sport and Recreation Assessment.

D The loss of open space, sport and recreational facilities will only be permitted in exceptional circumstances where an assessment shows that existing open space and facilities exceed the required level of provision, the loss would be compensated for through equivalent or better provision or the development would involve the provision of alternative sport or recreation facilities for which there is a greater need.

E Wherever possible the Council will expect new open spaces to connect to existing Green Infrastructure in order to improve accessibility across and between sites and enhance the biodiversity.

Policy INF9	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Open Space Sport and Recreation	✓✓	--	✓✓	--	--	✓	✓✓	✓	✓	✓	✓	✓✓	--	--	?	--	✓	✓	--	✓	✓

Commentary

7.55.1 This is a thematic policy which seeks to ensure the delivery of open space, sport and recreation provision to meet the needs of new and existing communities. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.55.2 Having assessed this policy against the Sustainability Appraisal Framework, it is considered that the policy would have major beneficial effects against objectives to avoid damage to designated sites and species and enhance biodiversity (indeed the policy explicitly requires that provision connects to existing green infrastructure and enhances biodiversity); improve the health and wellbeing of the districts residents (by providing new areas for sports and informal leisure provision to meet identified shortfalls); improve access to open space (both by the provision or improvement of existing facilities or through better connectivity of sites) and improve the quality of new development by ensuring that development contributes to new or improved open space provision locally including facilities such as sports pitches, built facilities, allotments, woodland creation, cemeteries and publicly accessible natural green space.

7.55.3 Other positive effects have been identified in respect of objectives to reduce inequality (by ensuring that shortfalls in open space and sports provision are plugged), making the best use of existing infrastructure (by ensuring that new sport and leisure facilities are bought forward to support growth and reduce the pressure on existing facilities), to achieve stable and sustainable growth, deliver urban and rural diversification and enhance the vitality and viability of town and village centres, by delivering improvements to the districts leisure offer (through the provision of new built facilities in the districts towns and villages) and reduce and manage the impacts of climate change and reduce flood risk (through supporting the provision of green spaces in developments that can help manage surface water run-off and localised warming associated with urban development). This policy is also likely to contribute towards conserving landscape and townscape character by allowing and promoting

appropriate green spaces such as strategic planting or habitat retention in combination with policy BNE4 (Landscape Character and Local Distinctiveness) within new development.

7.55.4 An uncertain effect is identified in respect of objectives to reduce pollution, chiefly due to potential negative effects which could be associated with sports provision (for example increased noise and light pollution). However, Policy SD1 (Amenity and Environmental Quality) seeks to control and limit effects to those appropriate to the general area. Nonetheless, the potential for notable effects could occur although these would be based on the nature, scale and location of sport or other leisure facilities.

7.55.5 No discernible effects have been identified in respect of objectives to provide decent and affordable homes; improve community safety and reduce fear of crime, to improve educational achievement; to minimise waste and increase the reuse of waste materials, promote sustainable forms of construction and sustainable use of natural resources; minimise the irreversible loss of greenfield land and protect and enhance the cultural heritage of the district.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.55.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I9. This policy has been amended to reflect the insufficient supply of open space, sport and recreation provision and sets out the need to address deficits where possible.

Risks and Uncertainties

7.55.7 The Council has very good evidence in respect of built sports provision and playing pitch needs for the District. However figures indicate that much of the districts sports provision is exported outside of the district to Derby City, Burton on Trent, Ashby de la Zouch or Long Eaton. As such the Council relies heavily on other local authorities to meet local built sports and pitch provision. In the longer term it may be desirable to improve sports provision (playing pitch and built facilities) in the District in order that the Council can better deliver strategic and coordinated sports provision.

Short, Medium and Long Term effects

7.55.8 This policy will seek to support and deliver the provision of new or enhanced local space over the duration of the Plan period to address existing and new open space and leisure needs

Cumulative and Synergistic Impacts

7.55.9 This policy will work in combination with other polices in the Plan including policy S1 (A Strategy for Sustainable Growth); Housing Policies 2-19 and HXX, SD1 (Amenity and Environmental Quality), SD2 (Flood Risk); SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure); BNE1 (Design Excellence); BNE3 (Biodiversity); BNE4 (Landscape Character and Local Distinctiveness), INF1 (Infrastructure and Developer Contributions), INF6 (Community Facilities), INF7 (green Infrastructure) and INF8 (The National Forest).

7.55.10 In addition this policy will also work in combination with leisure policies in adjoining local plans, for example within the East Staffordshire Local Plan policies, SP32 (Outdoor Sports and Open Space) and SP33 (Indoor Sports) could affect sports provision for residents in Swadlincote and the southern parishes, whilst policy 12 (Local Services and Healthy Lifestyles) and Policy 13, (Culture, Sport and Tourism) of the Erewash Plan (submission draft) could affect provision in the eastern part of Aston ward. Similarly policies in the Derby City Part 1 Local Plan (including CP16 Green Infrastructure, CP17 Public Green Space CP18 Green Wedges and CP21 Community Facilities) influence provision within Derby City and communities on the edge of, or well related to the City in South Derbyshire. There are no policies presently identified for the District of North West Leicestershire. It is worth noting however, whilst the leisure polices of adjacent Authorities could have a some impact on service provision within the district, the importance of any in combination effects could be substantially reduced by seeking to deliver additional facilities alongside growth to more fully meet the district's own needs.

7.56 Policy INF10 New Permanent Self Catering Accommodation

A Tourism development, including overnight accommodation and visitor attractions, will be permitted:

i) Within or adjoining the urban area or the Key Service Villages or;
ii) In other appropriate locations where identified needs are not met by existing facilities

B The District Council will seek to maximise opportunities to deliver new, or improve existing sustainable access arrangements including public transport provision, walking and cycling provision where appropriate.

C In all cases the District Council will expect new tourism development to be

a) provided through the conversion or re-use of existing buildings or;
b) accommodation of a reversible and temporary nature, or
c) sustainable and well designed where identified needs are not met by existing facilities subject to all other relevant policies in the Local Plan

D) New tourism development that is likely to give rise to undue impacts on the local landscape, natural environment or cultural heritage assets will be refused.

Policy INF10	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
New Permanent Self Catering Accommodation	--	?	--	--	--	--	✓	✓	✓✓	✓✓	✓✓	--	--	--	--	?	--	--	✓	?	✓

Commentary

7.56.1 This is a thematic policy which seeks to promote new permanent self-catering accommodation in appropriate locations within the district. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation. Further modifications were made to the policy through the Local Plan examination.

7.56.2 Having assessed this policy against the Sustainability Appraisal Framework, it is considered that the policy would have major beneficial effects against economic objectives to deliver stable and sustainable economic growth, diversify urban and rural economies and enhance the vitality and viability of existing town and village centres. This is because this policy would help deliver the continuing growth of the tourism sector within the district by facilitating the delivery of new tourism accommodation in Swadlincote, Key Service Villages and other appropriate locations. This growth, in turn, could help support shops and services in Swadlincote town and the village centres (the policy seeks to discourage onsite retail facilities which could undermine shops in existing settlements).

7.56.3 Less significant positive effects have been identified in respect of objectives to improve accessibility (by restricting to areas well served by public transport, walking and cycling), to make best use of existing infrastructure by seeking to locate tourism accommodation to areas well related to existing shops and other services and in locations where the existing road network can accommodate the type of development proposed.

7.56.4 Uncertain effects have been identified in respect of objectives to provide decent and affordable homes. This is because by pushing the delivery of new accommodation towards existing communities it is likely that tourist accommodation could lead to a loss in existing residential dwellings in some local communities with high demand for tourist accommodation. The loosening of this policy to allow tourism accommodation in appropriate locations away from key service villages (i.e. close to tourism destinations) could help avoid this issue. Similarly, the loosening of this policy could also improve access to many of the Districts key heritage and cultural assets, by allowing the development of appropriate accommodation close to tourism destinations. However by allowing for development away from existing settlements this policy could have uncertain effects in respect of the effects on the local landscape or minimising greenfield losses. Requiring that development is reversible could help partially mitigate these effects.

7.56.5 No significant effects have been identified in respect of objectives to avoid damage to designated sites and enhance biodiversity; improve the health and wellbeing of local residents; improve community safety and reduce fear of crime; improve educational achievement; promote social inclusion; improve the quality of new development and the existing built environment; minimise waste; promote sustainable forms of construction; reduce water light and air pollution; reduce flood risk and manage climate change.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.56.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I10. Changes made to the previous version of this policy in response to the sustainability appraisal (and consultation comments) are as follows:

- Policy amended to allow development close to tourist destinations and to ensure it reflects better Policy INF8 (the National Forest) and to remove competition for housing for tourism purposes in settlements which are likely to face notable demand for conversion
- Require that buildings are of a reversible nature in order that they can be removed where insufficient demand exists to support businesses.
- Consider whether this, the cultural heritage policy or subsequent DC policies should seek to guide enabling development to protect existing heritage properties from unsympathetic losses.

The policy was further modified during the Local Plan examination to stipulate that tourism development could be located in other appropriate locations where identified needs are not being met, subject to all other polcies in the Local Plan.

Risks and Uncertainties

7.56.7 There is very limited evidence available to inform the quantity of the favoured locations of new development. However, there is significant anecdotal evidence supporting the need for the continued delivery of new tourism accommodation of all sorts in the District associated with key tourism destinations such as the National Forest, significant historic parks and gardens within or close to the District (Calke Abbey, Elvaston Castle and Kedleston Hall), the Trent and Mersey Canal and the District's main rivers and the historical settlements of Melbourne, Repton, and Ticknall. Requiring that new tourist accommodation is reversible would provide greater flexibility to test and establish local need prior to allowing more substantial accommodation which could have long term effects in respect of landscape or townscape effects.

Short, Medium and Long Term effects

7.56.8 This policy would facilitate the delivery of new tourism accommodation in appropriate locations within the district throughout the plan period. However buildings would need to be of a reversible nature in order that effects in respect of greenfield land losses and landscape effects can be reduced and building removed where demand is insufficient to support developments.

Cumulative and Synergistic Impacts

7.56.9 This policy will work in combination with other polices in the Plan including policy S1 (A Strategy for Sustainable Growth); BNE1 (Design Excellence), BNL3 (Biodiversity), BNL4 (Landscape Character and Local Distinctiveness), INF6 (Community Facilities), INF7 (green Infrastructure); INF8 (The National Forest) and policy INF9 (Open Space Sport and Recreation).

7.56.10 In addition, tourism and related policies in the Part 1 Local Plan will also work in combination with polices set out in neighbouring authorities including Derby City (CP14 Tourism, Culture and Leisure), Erewash (Policy 13 Culture, Sport and Tourism); East Staffordshire; (Policy 15: Tourism, Culture and Leisure Development) and North West Leicestershire (no policy identified). In particular, the plan in South Derbyshire will have notable effects in combination with polices in East Staffordshire and North West Leicestershire in respect of the continued establishment of the National Forest as a regional and national tourist destination.

POLICY E7: RURAL DEVELOPMENT

Development proposals which diversify and expand the range of sustainable employment activities on land outside settlement boundaries will be supported by the Council provided that they support social and economic needs of the rural communities in the District.

The Council will support proposals for the re-use, conversion and replacement of existing buildings and development of new buildings where:

i) it is supported by a sound business case;
ii) the local highway network is capable of accommodating the traffic generated;
iii) development will not give rise to any undue impacts on neighbouring land;
iv) It is well designed and of a scale commensurate with the proposed use;
v) visual intrusion and the impact on the character of the locality is minimised.

Policy E7	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Rural Development	?	--	✓	--	✓	✓✓	✓✓	✓	✓✓	✓✓	✓	--	--	?	X	?	?	✓	✓	?	X

Commentary

7.57.1 The policy set out above represents the most up to date version, the Policy has been informed through discussion at the Local Plan examination in November/December 2014 and subsequent discussions between Derbyshire County Council and South Derbyshire District Council.

7.57.2 When assessed against the SA Framework the appraisal indicates that this policy will deliver significant beneficial effects in respect of promoting social inclusion and reducing inequalities; increasing access to local employment (in rural areas), Delivering sustainable growth and diversifying and strengthening local rural economies.

7.57.3 The policy will have less significant positive impacts in respect of objectives to improve the health and well-being of the district's residents (by providing increased employment opportunities in rural areas where additional economic development takes place), improving the skills of the districts residents, (it is assumed that this policy would facilitate additional economic development and could attract businesses to the District, which otherwise could not be accommodated on existing employment areas). This policy could also provide additional employment opportunities in many rural communities and could, on balance, have a generally positive effect in respect of reducing the need to travel which in turn could have beneficial effects in respect of reducing the district's contribution towards the generation of climate change gases. Finally the delivery of new employment development in rural communities could help support existing village centres, particularly where sites are well related and accessible to existing villages.

7.57.4 This policy is unlikely to have any significant or notable impacts in respect of sustainability objectives to provide decent and affordable homes, improve community safety, reduce crime and fear of crime, improve the quality of new development and the existing built environment and minimising waste and increasing the reuse and recycling of waste materials.

7.57.5 Uncertain effects are likely in respect of the SA objective to avoid damage to protected sites and species as additional development could depending on location affect protected species or habitats. In addition it is also unclear minimising the irreversible loss of greenfield land (as it could facilitate the reuse of redundant buildings in the countryside, but could also make provision for new development on greenfield sites). Uncertain effects in respect of flood risk are also identified, as the policy could potentially support the reuse of buildings in some areas at flood risk. This policy could also improve access to cultural heritage features, as it could potentially support the reuse of existing cultural assets such as historically or culturally important buildings although this is not certain.

7.57.6 Negative effects are likely in respect of objectives to reduce, water, light, noise and air pollution and in respect of conserving and enhancing the districts landscape and townscape character. However it is likely that the scale of any effects would be partially mitigated through the inclusion

of clauses in the policy to ensure that development does not give rise to any undue impacts on neighbouring land and to ensure that visual intrusion and the impact on the character of the locality is minimised.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.57.7 This policy was proposed during the examination for the Part 1 Local Plan in response to comments from a number of consultees, It scope and wording have been agreed through a memorandum of understanding drawn up between officers at South Derbyshire District Council and Derbyshire County Council.

Risks and Uncertainties

7.57.8 The purpose of this policy is to support appropriate employment development in rural locations, where specific opportunities or needs arise. However, it is unclear how much development such a policy could facilitate. Whilst it is clear that such flexibility in respect of delivering commercial development can support the rural economy as well as rural based businesses, care needs to be taken to control the potential for such development to affect the natural environment and neighbouring land uses. As such, the policy seeks to ensure that a sound business case supports the need for development and provide a number of safeguards to protect local infrastructure, amenity and environmental character.

Short, Medium and Long Term effects

7.57.9 This policy seeks to ensure the delivery of appropriate commercial development in rural locations across the District over the whole of the plan period Given the restrictions within the policy new development it is likely to be relatively minor and often consistent with surrounding land uses. However developments of this nature could come forward at any time during the life of the Plan.

Cumulative and Synergistic Impacts

7.57.10 This policy will work in combination with policy E1 (Strategic Employment Allocations) of the South Derbyshire Local Plan and Policies CP10 (Employment Locations and Policy SS2 (Business and Industrial Land Requirements) of the Derby City and Amber Valley Local Plans respectively. Given the flexible nature of this policy it is unclear whether its inclusion in the plan could lead to sites giving rise to cumulative effects with housing and employment sites allocated through the Plan (including the proposed Part 2 Local Plan). However given the relatively small scale of sites likely to come forward, and the added protections to the built and natural environment through the policy significant in combination effects as a result of the inclusion of this policy in the plan are unlikely.

SECTION 8: PREFERED AND NON PREFERRED STRATEGIC SITES

8.1 SITE APPRAISAL METHODOLOGY

8.2 Having identified the broad strategic options for implementing the Plan, the Council has finalised its preferred development locations. Site appraisals have been undertaken on large strategic sites across South Derbyshire. Strategic sites included in the appraisal are all sites over 5ha or capable of accommodating 100 homes. Sites put forward in local service villages or smaller settlements of over 5ha have not been appraised as these would not conform to the Plan's settlement hierarchy which indicates developments of over 25 or 15 dwellings respectively settlements will not be appropriate.

8.3 The appraisals have been refined through on-going evidence collection, discussions/representations with infrastructure providers and developers and other stakeholders and this process will continue as new information becomes available. Detailed site based mitigation has also been identified through on-going appraisals and this has fed into the Council's detailed site requirements for strategic housing and employment sites included within the Plan.

8.4 In identifying the preferred sites the council has not sought to rank or weight sites according to the outcome of the detailed site appraisals, but rather use the information collected in respect of individual sites, coupled with other evidence such as representations from members of the public or key stakeholders to inform site selection. In all case detailed mitigation is included in the site appraisals and this will in turn help inform site mitigation requirements.

8.5 DERBY URBAN AREA PREFERRED AND NON-PREFERRED SITES

8.6 Sites around the edge of Derby, for the most part perform consistently. This is because many of the sites share similar characteristics, in terms of their relationship with the City, access to local facilities and their previously undeveloped nature. However where sites do have unique characteristics such as flood risk susceptibility, contain wildlife sites or Regionally Important Geological Sites, are located in the greenbelt or could affect cultural or historic assets, or have other identified issues the detailed appraisals seek to reflect this. Schools provision is problematic and the Council are continuing to work with the Local Education Authorities and individual Schools to determine how growth can be managed.

8.7 Since the Sustainability Appraisal was first commenced there have been significant changes to some aspects of building design and sustainability. Changes include controlling sustainable building construction including energy efficiency and water efficiency requirements which have been introduced through building regulations. Greater control over surface water management will soon be introduced via the sustainable urban drainage approval process (to be administered by the County Council). Further changes to building regulations being consulted upon could also stipulate new standards regarding housing design standards. As such it is likely that some aspects of development will be delivered

in a sustainable way. This blanket approach to improving housing design nationally will work towards ensuring that new housing developments across all sites perform well against criteria or objectives included in this sustainability appraisal.

8.8 The performance of individual sites against the Sustainability Appraisal Framework is set out in Appendix 5 of this document. However a limited explanation of site characteristics and sustainability, and guidance on whether sites have been allocated within the Plan is set out in the following table.

Table 8.1: Preferred and Non-Preferred sites - Derby Urban Area

Site	Site Status	Reasons for allocation or non-allocation
Boulton Moor (Phase 1)	**Allocated**	Site was granted outline planning consent for 1058 homes by the Secretary of State in 2009 as part of a conjoined inquiry into a number of potential housing sites on the edge of Derby and as such this site is already a committment. Development has recently commenced on part of the site and as such the permission for the site can not now lapse. The formal allocation of the site would provide greater certainty that development could be delivered across the whole site and coordinated with neighbouring sites as proposed in the current masterplan as the site is built out.
Boulton Moor (two sites comprising of an extension to the existing consent and a smaller site to the north of the A6)	**Allocated**	Sites would form an extension to an existing site which was granted planning permission in 2009 and is now under construction. The larger of the two sites would be an extension to the consented site and would lie between a proposed allocation in the emerging Derby Draft Local Plan for an urban extension into the Alvaston – Chellaston Green Wedge. The development of this site could allow for the comprehensive development of this wider area. A smaller area of land to the immediate north of the site would also be allocated. This site is in the Greenbelt, although the recent construction of the A6 has dislocated this site from the remainder of the Nottingham-Derby Greenbelt. There is greater capacity on the road network around these sites than most other routes into Derby City, although development on the scale proposed will have an effect on the surrounding road network and development would need to be supported by local capacity improvements. The sites are well related to major new employment provision just off the A6 at Derby Commercial Park. Cumulatively the sites around Boulton Moor in South Derbyshire and Derby City which are consented or proposed could accommodate around 3,000 homes.
Thulston Fields (Site to the south of	**Not Allocated**	This is a very large site which is located wholly in the Nottingham-Derby Greenbelt. It

Boulton Moor)		is dislocated from the urban edge of the City by the proposed and consented Boulton Moor sites. The lack of existing development to the north would restrict immediate access to services and facilities in the Derby Urban Area ahead of development to the north. It is unlikely that a site could meaningfully contribute towards housing delivery in the Plan period (despite being able to accommodate 2,000 homes) given that sites to the immediate north in South Derbyshire and Derby City will accommodate around 2,550 homes.
Holmeligh Way Chellaston	**Allocated**	This is relatively small strategic development, which benefits from Outline Planning Consent. There are identified capacity constraints in respect of transport routes in this area and development in this area could affect the local and strategic road network, although capacity improvements and measures to manage traffic demand have been identified to allow development on the sites to precede. A notable part of the site is at flood risk although no built development is proposed in areas at flood risk. Given the scale of the site, and the fact it already benifits from outline planning consent it is likely that it could contribute to the early delivery of homes which could help the Council meet its requirement of a five year supply of deliverable housing.
Chellaston Fields	**Allocated**	This is a medium sized strategic development, which benefits from Outline Planning Consent. There are identified capacity constraints in respect of transport routes in this area and development could affect the local and strategic road network, although capacity improvements and measures to manage traffic demand have been identified to allow development on the site to precede. Given the scale of the site, and the fact it already benifits from outline planning consent it is likely that it could contribute to the early delivery of homes which could help the Council meet its requirement of a five year supply of deliverable housing.
Chellaston West (also known as Lowes Farm)	**Not Allocated**	Transport modelling undertaken to date shows that the addition of Lowes Farm would undermine the performance of the most likely mitigation package, leading to significant impacts from the additional development in the already sensitive area of the highways network. Notably, it is close to the already constrained A50/A514 junction and site access would be only onto T12, which means considerable additional pressure would be put on key routes, including those serving Infinity Park and the rest of the GTC area to be developed. The proposed South Derby Integrated Transport Link, representing the main component of the proposed transport mitigation package for this part of the HMA, can only be delivered through the allocation of the strategic housing site at Wragley Way. Other potential strategic allocations in this part of the district would

		therefore need to be additional to this and cannot be considered as alternatives. Significant additional measures would be required to mitigate the impact of development at Lowes Farm but, to date, we are not aware that any deliverable options have been proposed that could help to bring this development forward within the plan period. GDATM is fully functional and in use for the final testing of the aligned Core Strategies, incorporating updated land use information. Outputs from early stages indicate that the area of the network in the vicinity of Lowes Farm continues to be constrained.
Lea Farm	**Not Allocated** (but site safeguarded for development beyond 2028)	This site is detached from the southern edge of Derby and would represent a major urban extension into the countryside. It is likely that over the Plan period significant development will occur to the north of the site within Derby City as the Infinity Park site (Global Technology Cluster) is built out. Ahead of this development the site is poorly related to existing services and facilities and built development in Derby City.
Stenson Fields and Wragley Way (Sinfin and Stenson)	**Allocated**	This area is well related to local access and services, although transport infrastructure is significantly constrained at present and development in this area will have negative effect on the surrounding highways network. However the delivery of new homes in tandem with a new employment site within the City presents an opportunity to create a new link road (South Derbyshire Integrated Transport Link) together with other demand management measures. Proposals to extend the T12 link road within the City which is funded and has permission along the southern edge of the City will provide greater local capacity to accommodate growth. This route would be bought forward in tandem with housing growth and would be funded by developer contributions. However based on historic development rates and the need to have the road in place ahead of development it is expected that around 1,180 homes will come forward on this site to 2028. This is in addition to 487 homes on the consented and started Stenson Fields site.
Primula Way (South Of Sunnyside)	**Allocated**	Around a third of this site already has planning consent. This scheme includes flood alleviation measures which will remove flood risk on the wider site and around existing homes in the City. Further modest growth in this area would benefit from reasonable access to local facilities in Sinfin. As a smaller site, partially benifiting from planning consent it could contribute to the early delivery of homes which would help the Council meet its requirement to demonstrate a five year supply of deliverable housing.
Stenson West (South of	**Not Allocated**	This site is detached from the southern edge of Derby and would represent a major

Sunnyside)		urban extension into the countryside to the south of the existing consented and proposed allocation site. It would significantly extend the urban edge of this part of Derby City and it is unclear how the site would be accessed and therefore how the site will effect the surrounding highways network.
Highfields Farm	**Allocated**	Site was granted outline planning consent for up to 1,200 homes by the Secretary of State in 2009 as part of a conjoined inquiry into a number of potential housing sites on the edge of Derby. No development has yet started on site although developers are advancing reserved matters and construction is expected to commence shortly. The formal allocation of the site would provide greater certainty that development could be delivered as proposed in the current masterplan should the existing permission lapse.
Highfields Farm extension (Littleover)	**Not Allocated**	This site is detached from the southern edge of Derby and is separated by the consented Highfield Farm development. Development in this area would extend Derby beyond an extensive area of strategic landscaping and open space included in the consented Highfields scheme which could impede accessibility to facilities in Heatherton village. It is unclear whether the site could significantly contribute towards housing delivery in the Plan period given that planning permission exists for two sites in Littleover (one in South Derbyshire and one in Derby City) to the immediate north of the scheme which together has capacity for over 2,000 homes. Development could also encroach on Findern village to the south and would have a detrimental effect on the surrounding road network including the A38 and its junctions with the A52 and A61 which are already affected by significant congestion. These impacts are expected to be resolved by works to grade separate these junctions although implementation is not expected until 2021.
Pastures Hospital sites, (North West and South) Mickleover.	**Not Allocated**	New development in this location would be largely dislocated from the urban edge and would represent a particularly prominent intrusion into the local countryside. Development could also encroach on Burnaston village to the south. Development would have a detrimental effect on the surrounding road network including the A38 and its junctions with the A52 and A61 which are already affected by significant congestion. These impacts are expected to be resolved by works to grade separate these junctions although implementation is not expected until 2021.
Land West of Mickleover (formerly New House Farm)	**Allocated**	This area is well related to local services and the comprehensive development of the whole site offers opportunity to deliver a sustainable urban extension to Derby City. Transport modelling undertaken by the HMA Authorities indicates that large scale growth in this location in combination with existing commitments and preferred growth

		locations in Derby City and Amber Valley would give rise to negative effects on the operation of the surrounding highways network. Highways England have historically maintained that strategic scale development in this general location cannot be supported before implementation of proposals to grade separate the 3 junctions crossing the A38 in Derby, although interim improvements to the A38/A61 and A38/ A52 junctions have recently been completed. Funding for this work has now been announced and work is expected to be completed by 2021/22. The majority of this site is expected to delivered in the medium to long term and indeed the site will not be fully built out by 2028. In light of this, development of this site would reflect Highways England's guidance to the Authority in 2013 (Draft PLan response) to phase 'significant' development towards the latter part of the Plan period. Notwithstanding this guidance a recent planning permission for 300 homes has been granted on part of this site indicating that there is some capacity on the surrounding road network. No objections from Highways England regarding the impact of this development on the strategic road network were made to this proposal and given the completed and proposed capacity improvements to the SRN it is considered that this development as a whole can be accommodated subject to Highways England's comments and impacts on the local highways network being adequately addressed.
Hackwood Farm (Mickleover)	**Allocated**	This site lies partly within Derby City (400 dwellings) and also within South Derbyshire (290 dwellings). The allocation of land on each side of the administrative boundary is needed in order to support the delivery of a new primary school, local centre and amenity space. It will also improve access, including connections to the nearby multi-user greenway. Transport modelling undertaken by the HMA Authorities indicates that significant growth in this location in combination with existing commitments and preferred growth locations in Derby City and Amber Valley would give rise to negative effects on the operation of the surrounding highways network. However interim improvements to the A38/A61 and A38/A52 junctions have recently been completed. Nonetheless Highways England has suggested in response to the Draft Plan that strategic scale development in this general location cannot be supported before implementation of proposals to grade separate the 3 junctions crossing the A38 in Derby which are expected to be completed in 2021/22. No part of this site falling within South Derbyshire is expected to yield any new dwellings before that year.

Burton Urban Area: Preferred and Non Preferred Sites
Sites around Burton on Trent, showed a little more variation in their performance against the detailed decision making criteria used to undertake the appraisal. This is because many of the sites present very different characteristics.

The Drakelow Park site is likley to perform best in respect of access as 1 or possibly 2 new local centres are proposed together with new facilities including a new primary school on site. Most significantly however, the redevelopment of this site would fund the delivery of a new river crossing to the north of Walton on Trent and would allow an existing bailey bridge at Walton on Trent to be downgraded to greenway route. Secondary education provision for all sites is unlikley to be in Burton and would most likley be met in Derbyshire (Swadlincote).

Countryside impacts are generally more significant for urban extensions to the north of Winshill owing to the fact that sites in this location are within an area of secondary sensitivity according to work undertaken by the County Council in respect of areas of multiple environmental sensitivity. The site as Stanton is located in the Burton-Swadlincote Greenbelt and would significantly reduce the physical separation between the two towns.

The Drakelow Park site is mainly previously developed, although there is a small area of greenfield land located to the north of the site. Sites as Newton Lane, Hawfield Lane and Staanton are greenfield sites. There are no wildlife sites within any of the identified sites, although sites at Drakelow, Newton Road and Hawfield Lane are adjacent to County Wildlife sites.

Table 8.2: Preferred and Non-Preferred Sites – Burton On Trent Urban Fringe

Site	SiteStatus	Reasons for allocation or non-allocation
Land at Newton Road, Winshill, Burton on Trent.	**Not Allocated**	This is a small greenfield urban extension which extends around 10ha. There is potential for this site to accommodate a strategic level (although it is unlikley that the site would yield notably more than around 100 homes). There are known site constraints including a wildlife site (Dale Brook) adjacent to the site and a high pressure gas pipeline which runs east to west to the immediate north of Dale Brook. The site would be located adjacent to existing development in Winshill although housing would be physically separated from the existing urban edge due to the need to provide an easement. The development is likley to represent a intrusion into the countryside and would have an urbanising effect on the surrounding countryside. The site is poorly contained by existing built development. It is unclear whether existing infrastructure could accommodate strategic levels of growth in this area.

Land at Hawfield Lane, Winshill, Burton on Trent.	**Not Allocated**	This is a medium to large greenfield site which could accommodate around 600 homes The site is adjacent to the northern edge of Winshill and contained by a single track lane (Hawfield Lane) to the south. The site would represent a significant intrusion into the open countryside and it is unclear how the site would be accessed.
Land At Drakelow Park, Burton On Trent	**Allocated**	This site was granted outline planning consent in 2012 for 2,239 homes, 12 ha of employment land, two local centres and a new primary school. It is expected that development will have commenced prior to Plan adoption.
Land at Stanton Road, Woodville Road, Stanton	**Not Allocated**	This is a very large site which extends some 88ha. It could accommodate in excess of 800-1000 homes. The site is poorly related to Swadlincote and would represent an urban extension to Stapenhill in Burton upon Trent. The site is located in the Swadlincote and Burton Green belt and would significantly reduce the physical separation between the two towns. The site is also located close to the consented Drakelow Park site which has permission for 2,239 homes and employment and will form an urban extension to south of Stapenhill. It is unclear whether two very large urban extensions to Stapenhill would be sustainable or deliverable within the Plan period.

SWADLINCOTE URBAN AREA PREFERRED AND NON-PREFERRED SITES

8.9 Sites around and within Swadlincote, showed a little more variation in their performance against the detailed decision making criteria used to undertake the appraisal. This is because many of the sites present very different characteristics.

8.10 Access to local facilities tends to be better around Woodville sites than elsewhere although these sites are more significant impacts in respect of transport infrastructure. A number of the Woodville sites could present opportunities to improve the capacity of the local highways network including around Clock Island. Countryside impacts are generally more significant for urban extensions than for sites within the Town, although landscape impacts vary across the urban sites. Schools provision is problematic and the Council are continuing to work with the Local Education Authorities and Schools to determine how growth can be managed.

8.11 Where sites do record a uniform performance, impacts would largely be controlled by national or local policies which will specify design and building standards. Impacts would be related to building standards such as sustainable urban drainage provision or local standards such as National Forest requirements, or open space provision and contributions toward healthcare and schools provision. These standards have the effect of ensuring that all developments would perform consistently against the identified criteria.

8.12 The performance of individual sites against the Sustainability Appraisal Framework is set out in Appendix 5 of this document. However a limited explanation of site characteristics and sustainability is set out in the following table.

Table 8.3: Preferred and Non-Preferred Sites – Swadlincote		
Site	**Site Status**	**Reasons for allocation or non-allocation**
Broomy Farm, Woodville	**Allocated**	This site would represent a medium size urban extension to Woodville which could accommodate 400 homes. It is greenfield and lies to the west of the A514 Hartshorne Road immediately to the rear of Granville School. The site is likely to have a significant impact on local transport routes most notably the nearby Clock Island although impacts could be partially mitigated through carfeful design. To this end the development would need to be supported by highway infrastructure improvements within the development site to mitigate the impact on this junction. Like other sites and existing residential areas located to the north of Woodville the site would be prominent from viewpoints to the north, especially from higher ground. However significant landscape elements exist on site which could substantially screen new development. It is likely that this scheme would also deliver significant new habitat creation (including tree planting) due to its location within the National Forest. This could further reduce landscape effects. The delivery of this site will provide for new access arrangements to Granville School.
Butt Farm, Woodville	**Not Allocated**	This site would represent a medium size urban extension to Woodville which could accommodate 400 homes. The site is greenfield and includes a County Wildlife Site to the west of the site. Development of this site could have a significant impact on the nearby Clock Island, and the development would need to be supported by highway infrastructure improvements to mitigate the impact of development on this junction. Unlike the Broomy Farm site however, it is unlikely that the necessary highways infrastructure to mitigate impact on Clock Island could be achieved in light of constrained access and egress arrangements of the site. The landform and topography of the site would make development prominent from high ground to the north. This area is located within an area of landscape sensitivity.
Goseley Estate Extension, Woodville	**Not Allocated**	This site would represent a medium sized extension to the Goseley Estate Woodville which could accommodate around 600 homes. The site is not contained by urban development and is surrounded by countryside to the north and east. Development

		would represent an intrusion into the countryside which is identified as being sensitive and would reduce the separation between Hartshorne and Woodville. Like other development in Woodville the site would have a negative impact on the Clock Island. The site is less well related to local facilities in Woodville compared to other Woodville sites.
Occupation Lane, Woodville	**Allocated**	The Council has a long standing commitment to achieving the regeneration of this site through the redevelopment of land between Occupation Lane, Woodville and Swadlincote Town Centre. This is a significant site with a development area of around 35ha and presents an opportunity to reuse a poorly restored site to provide new jobs. Development would be dependent on the provision of the Woodville Regeneration Route which would open up access for development, as well as providing relief to chronic traffic congestion and associated environmental problems at the Clock Island. The redevelopment of this site could also provide opportunity to repair the existing urban environment in Woodville, provide enhanced green spaces, community facilities and tree planting reflecting its location in the heart of the National Forest. The Council is seeking employment led development on the site although up to 150 homes could also be accommodated on site.
Land East of Sandcliffe Road, Midway	**Not Allocated**	This site would represent a medium size urban extension to Upper Midway which could accommodate around 400 homes. The development of this site would be very prominent from the north and would be particularly intrusive in view of the local landform and lack of well-established features that might help screen development. An urban extension at this location would also extend the built up area well beyond the existing urban footprint. Furthermore, direct access to Swadlincote would be difficult due to the layout of the adjacent cul-de-sac development to the south which effects permeability and accessibility to local services in Swadlincote. Development would also negatively affect the local transport network including the A511 and Clock Island to the north of the site and potentially the traffic-lit road junction between Midway Road and Sandcliffe Road.
Land East of A511, Burton Road, Upper Midway	**Not Allocated**	This is a relatively small strategic site which could accommodate around 130 homes. It lies within an area of sensitive landscape and could negatively affect the setting of a

		number of listed buildings and Bretby Hall Historic Park and Garden.
Land North of William Nadin Way/West of the Council Depot	**Allocated**	This is a medium sized site comprised of three land parcels which has an identified capacity of 600 dwellings. The site occupies land that has, to date, been reserved for recreational use in the existing South Derbyshire Local Plan. However, the construction of a public golf course, academy and associated development is currently underway and will fulfil this requirement. There are a number of pockets of undeveloped land in this general location and it is considered that sites in combination could accommodate around 600 dwellings. Development could assist in securing further recreational and community facilities and environmental improvements in its immediate surroundings. It is likely that development would need to be supported by some highways capacity improvements although no specific highways issues have been identified to date. The site would be well related to a range of facilities and services in Swadlincote Town centre. Care would be needed to protect a wildlife site located around the western edge of the largest site.
Land Around Church Street/ Thorpe Downs Way	**Allocated**	This allocation would comprise of three sites which together could accommodate up to 350 dwellings. The largest site lies immediately to the south of Church Road in Church Gresley and is currently the subject of a planning application for 306 dwellings. Whilst this site represents greenfield land in the open countryside, it would be an urban extension to the Swadlincote, with many services and facilities in close proximity and with easy access to Swadlincote Town Centre. The site is well screenedby existing National Forest Planting and would be well screened from public viewpoints around the site. Site delivery could also contribute towards an extension to the adjacent primary school. A second site could be used to accommodate, a new football ground, whilst the site of the current football ground could be redeveloped for new homes.
Land West of Swadlincote	**Not Allocated**	This area would comprise of two sites which together could accommodate up to 350 dwellings These two sites would breach the ridgeline immediately to the west of the A444 and would represent substantial intrusive development in the countryside in an area which is divorced physically from the urban area of Swadlincote. There is poor walking and cycling provision to the town. Development could also affect a county wildlife site located to the north of the site.
Mount Pleasant Extension	**Not Allocated**	This site is a medium sized site and could accommodate around 500 new homes. However development at Mount Pleasant would be a significant and prominent

		development in the countryside and it is unclear how the land could be adequately accessed. It is also less accessible to services and facilities than other preferred sites in the Swadlincote urban area being physically divorced from the settlement edge.
Castle Fields, Castle Gresley	**Not Allocated**	This is a relatively large site which could accommodate up to 800 dwellings. The site is located beyond the A444 and would represent substantial intrusive development in the countryside in an area which is presently physically divorced from the urban area of Swadlincote. There is poor walking and cycling provision to the town from this location

8.13 RURAL VILLAGES PREFERRED AND NON PREFERRED AREAS

8.14 Most of the identified village sites performed well against biodiversity objectives, with the exception of sites in Overseal and Netherseal. Large scale growth in this location could lead to deterioration in water quality if permitted as the River Mease Special Area of Conservation (SAC) is negatively affected by high levels of phosphate and very large scale development would increase foul water discharges from local sewerage works which could lead to further deterioration. Village locations generally perform worst in respect of accessibility than Swadlincote and Derby City sites but tend to experience less congestion than urban areas although some specific issues, particularly in local village centres are identified. Like Swadlincote and the City, schools provision is problematic and the Council are continuing to work with the Local Education Authorities and schools to determine how growth can be managed.

8.15 Like appraisals for DUA and Swadlincote sites, village appraisals indicate that villages record a uniform performance in respect of some issues. This is because impacts would largely be controlled by national or local policies which will specify design and building standards. For example impacts related, sustainable urban drainage provision or local standards such as National Forest requirements, or open space provision and contributions toward healthcare and schools provision. Such requirements ensure that developments meet identified environmental standards or community needs.

8.16 Historically it had not been the intention that the Part 1 Local Plan would include smaller village sites, the exception to this rule being a site in Hatton, which would provide contributions towards the on-going maintenance of flood defences (now completed), and to balance large scale economic development in the village. However, since the revocation of the Regional Plan, and reflecting the need to accommodate an increased level of growth in South Derbyshire and reflecting the fact that the Council no longer has a healthy five year supply a number of smaller strategic sites which could deliver community benefits and be accelerated through the Part 1 Local Plan were added to the Plan at the Draft Local Plan stage. The Council also recognises that the inclusion of smaller sites could also increase the mix and spread of sites and help ensure continuity of housing land supply.

8.17 This section includes consideration of village sites which contribute towards meeting strategic housing needs through the early release of larger villages sites (i.e. those over 5ha and able to accommodate in excess of 100 new homes). Smaller village and urban sites will be delivered through the Part 2 Local Plan. The Authority is seeking to identify a minimum of 600 dwellings through the Part 2 Local Plan. The strategic sites included within the scope of the Part 1 Local Plan (and hence this sustainability appraisal) are detailed below:

Table 8.4: Preferred and Non-Preferred Sites –Rural Villages		
Village	**Site Status**	**Reasons for allocation or non-allocation**
Aston Hall Hospital	**Allocated**	The former hospital site has been allocated in Aston for up to 100 homes and has consent for 74 homes and a care village for older people. The allocation of the site could help accelerate the redevelopment of this brownfield site which is a focus for antisocial behaviour and vandalism locally. There are schools issues and the road network in Aston is not of a standard that could accommodate very large scale development. However the proposed use of the site would help mitigate impacts on local schools.
Valerie Road/Chellaston Lane, Aston on Trent.	**Not Allocated**	This is a medium sized strategic site which extends around 25ha. It could accommodate up to 500 dwellings. Development on this scale is not considered proportionate given the size of the village and could harm the character of the village. It would also erode the narrow collar of land which extends southwards and separates the villages of Aston and Weston on Trent. The site rises to the west along Chellaston Lane and would appear prominent especially from viewpoints to the south. The road network in Aston is not of a standard that could accommodate very large scale development
Valerie Road/Chellaston Lane, Aston on Trent.	**Not Allocated**	This is a large site which extends around 33ha. It could accommodate around 660 dwellings. Development on this scale is not considered proportionate given the size of the village and could have a significant detrimental impact on the character of Aston. The site is in many locations poorly related to the urban edge and is unlikely to contribute towards the delivery of a comprehensive development scheme. The road network in Aston is not of a standard that could accommodate very large scale development
Land south of Willington Road	**Allocated**	There is an identified need for affordable homes in Etwall. The delivery of this site could meet this need. Development at the scale proposed is unlikely to have a significant impact on local road infrastructure although mitigation to deal with local highways capacity issues may be required. The inclusion of this site would help improve the mix and location of housing sites within the plan. It is also likely that as a smaller scale site delivery could be early in the plan period allowing this site to contribute to the Council's 5 year housing supply delivery target. The site to be included in the Plan is located to the south of Willington Road which is well related to the village centre. There is a planning application for up to 100 homes currently before the Council.

Land at Egginton Road, Etwall	**Not Allocated**	This is a small to medium sized strategic site which extends some 15.5ha, although it is unlikley that this site could yield a strategic number of homes given the known constraints on site. Part of the site lies in an area at flood risk. There is a sewage treatment works to the north of the site and it is likely that significant proportion of this site would be passed over for creating a cordon santitare to ensure no amenity effects arise as a result of new housing development. The southern part of the site is located immediately adjacent to the A50 and is poorly related to the existing urban edge.
Hilton Depot Site, Hilton	**Site Allocated**	This is a brownfield site formerly used as an MOD ordnance depot and currently used for storage and distribution uses. The site has outline planning consent subject to S106 agreement and its inclusion in the plan as a proposed allocation is to ensure that the benefits which site development could bring could be secured should any planning application lapse. Development will fund the provision of a new primary school for the village. The existing primary school has been subject to a period of continued growth in pupil numbers and is now the largest primary school within the Derbyshire Local authority (and is bigger than a quarter of the secondary schools in the County). There is a lack of space within the school to accommodate further growth, and there is no scope for further expansion. This site would also deliver new employment land provision which based on figures from the developer could increase the number of full time jobs on site by around 400 compared to the existing use of the site for warehousing and storage. The regeneration of this site would offer multiple environmental benefits including opening up a site which has limited or no public access, opening up a culverted watercourse which flows under the site to a more natural state and ensuring the reuse of under utilised previously developed land. These issues are considered to outweigh flood risk on site.
Land south of the Mease, Hilton	**Not Allocated**	This is a 23ha greenfield site which could accommodate around 460 dwellings. The site is located in an area of high flood risk which is undefended. The site is adjacent to the existing village edge but is not contained by existing built development and would represent an intrusion into the open countryside to the south.
Land of Hilton Common, Lucas Lane	**Not Allocated**	This is a 51ha greenfield site. It is calculated that this site could accommodate around 500 dwellings. A small part of the site is identified as being at flood risk; there is a County Wildlife Site located within the eastern part of the site. The site is adjacent to the settlement edge but is poorly contained by built development to the east and south east. Development would represent a prominent intrusion into the open countryside to the east of Hilton.
Land of Derby Road (including Hilton Industrial Estate), Hilton	**Not Allocated**	This site extends around 23ha and could accommodate around 470 dwellings. The site is mainly greenfield although around 5ha is previously developed and is relatively well contained by existing built development to the south and the A50 to the north. A

		small part of the northern section of the site is a SSSI although this site may have been impacted by the development of the A50 road which separates this area from the remainder of the Hilton Gravel Pits SSSI to the north. The site is located away from areas of flood risk.
Land north west of Hatton.	**Site Allocated**	This is a medium sized site which could accommodate around 400 dwellings. The site will contribute to the cost maintaining the Lower Dove Flood Management Scheme which protects 1600 homes and businesses in the communities of Hatton, Scropton and Foston from floods up to 1:100 yr. The scheme has cost of over £5 million to construct and will require significant ongoing funding to maintain. The development of this site will also help create homes near to a major manufacturing company that has undergone significant expansion in recent years creating 425 jobs and will help deliver improved access to this factory and nearby water treatment works and potentially will reduce HGV movements along Station Road in the village. The site is well contained to the north and west by existing built development and Derby Road, but would enclose playing fields to the south. There is an established tree belt and hedgerow to the east of the site which could help reduce landscape and visual effects associated with development.
Land at Scropton Road, Hatton.	**Not Allocated**	This is a small strategic greenfield site which could accommodate around 110 dwellings. The site is at flood risk, although is defended by recently completed flood alleviation works. Any development could help contribute towards the ongoing maintenance of flood works. The development of this site, on its own, will not offer the same opportunities to balance large scale expansion of the manufacturing business in the village, or deliver a new access to that facility to reduce HGV traffic volumes.
Land at Breach Lane and Malthouse Lane, Hatton.	**Not Allocated**	This is small strategic greenfield site which could accommodate around 140 homes. The site is dislocated from the existing village and would represent and intrusion into the open countryside. The site would be poorly related to services and facilities in the village and is located in an area of moderate flood risk.
Land at Jawbone Lane, Melbourne	**Not Allocated**	This is an amalgamation of three sites located between Melbourne and Kings Newton. The sites are all greenfield and together could accommodate around 150 homes. Development would reduce the separation between the two distinct villages and would affectthe character of both. Development would also affect the setting of a number of listed buildings and the Kings Newton Conservation Area.
Land at Breach Lane, Melbourne	**Not Allocated**	This is a greenfield site located to the west of Kings Newton. The site is greenfield and could accommodate around 120 homes. Strategic growth in this location would harm the setting of Kings Newton Conservation area and an adjacent listed building. Development in this location could be prominent due to the local landform.
Land to the East of Longlands	**Site Allocated**	There is a significant need for affordable homes in Repton. A local rural housing needs

Repton.		assessment prepared for the Council in 2008 indicated a requirement for 27 affordable homes in Repton. Development at the level proposed is unlikely to have a significant impact on local road infrastructure and could help improve the mix and location of housing sites within the plan. It is also likely that as a smaller site delivery could be early in the plan period allowing this site to contribute to the Council's 5 year Housing supply delivery target. There are two planning applications on this site (which account for around two thirds of the site area). Cumulatively these sites will bring forward the delivery of 73 homes of which 24 will be affordable. A notable part of the site to the south remains to be considered for development at a later date.
Land to the East of Repton	**Not Allocated**	This is a medium to large greenfield site which could accommodate around 700 homes. Development of this scale would be out of proportion with the existing village and would harm the character of the village as well as the smaller village of Milton to the east. It is unclear whether local infrastructure, including the road network could accommodate this scale of development given existing highways capacity constraints within the village.
Land at Burton Road, Repton	**Not Allocated**	This is a small greenfield site which extends around 9ha and could accommodate around 180 homes. However the site is physically detached from the existing urban edge and is not contained by existing development on any of the existing boundaries except that to the north. Development would represent an unacceptable intrusion into the open countryside.
Land at Aston Lane, Shardlow.	**Not Allocated**	This is a small strategic greenfield site which extends around 6ha. The site could accommodate around 120 dwellings. The majority of the site is located in an area at flood risk and is largely undefended. The site is well contained by existing built development to the north and south.
Former Nursery London Road Shardlow	**Not allocated**	This is a small predominantly greenfield site which could accommodate around 130 dwellings. The site is entirely within Flood zone 3a and could affect the setting of the Trent and Mersey Canal Conservation Area.
Land at Newton Road, Winshill, Burton on Trent.	**Not Allocated**	This is a small greenfield urban extension which extends around 10ha. There is potential for this site to accommodate a strategic level (although it is unlikley that the site would yield notably more than around 100 homes). There are known site constraints including a wildlife site (Dale Brook) adjacent to the site and a high pressure gas pipeline which runs east to west to the immediate north of Dale Brook. The site would be located adjacent to existing development in Winshill although housing would be physically separated from the existing urban edge due to the need to provide an easement. The development is likley to represent a intrusion into the countryside and would have an urbanising effect on the surrounding countryside. The

		site is poorly contained by existing built development. It is unclear whether existing infrastructure could accommodate strategic levels of growth in this area.
Land at Hawfield Lane, Winshill, Burton on Trent.	**Not Allocated**	This is a medium to large greenfield site which could accommodate around 600 homes The site is adjacent to the northern edge of Winshill and contained by a single track lane (Hawfield Lane) to the south. The site would represent a significant intrusion into the open countryside and it is unclear how the site would be accessed.
Land At Drakelow Park, Burton On Trent	**Allocated**	This site was granted outline planning consent in 2012 for 2,239 homes, 12 ha of employment land, two local centres and a new primary school. It is expected that development will have commenced prior to Plan adoption.
Land at Overseal	**Not Allocated**	Sites are located within the catchment of the River Mease SAC which has limited capacity to accommodate strategic growth given the ultra sensitive nature of the river and and te limited remaining headroom at Overseal Waste Water Treatment Works.

8.18 EMPLOYMENT SITES: PREFERRED AND NONE PREFERRED SITES

8.19 Most of the identified employment sites performed relatively well against biodiversity objectives. No proposed employment sites would affect wildlife sites afforded statutory protection (such as Sites of Special Scientific Interest or Special Areas of Conservation). However it is noted that the very large Stanton and Drakelow site and a small site in Hilton could have potential effects on a non-statutory County Wildlife Site(s). The likely impacts would be dependent on whether sites would be safeguarded, and positively managed through development or destroyed or degraded. Both Derby Urban Area sites (Sinfin and Holmleigh Way) would affect the Sinfin Moor Regionally Important Geological Site.

8.20 The Occupation Lane site (Woodville Regeneration Area) would have a positive impact on objectives to reduce crime and improve safety due to the derelict nature of part of the site (which has a history of be subject to vandalism and antisocial behaviour), and the inclusion of the Swadlincote to Woodville Regeneration Route which could increase capacity and reduce accidents on the constrained Clock Island in Swadlincote.

8.21 Sites in Swadlincote were considered to perform well in respect of increasing access to jobs and tackling deprivation. Sites would be well related to existing residential areas and would be accessible to communities with higher than average levels of deprivation. Other sites performed less well, although it is noted that sites on the edge of the city, Tetron Point (Swadlincote), Hilton and close to Drakelow are located close to consented (but not yet started), or potential large scale housing sites. Clearly where new development around sites brings forward better connectivity to the existing urban core, it is likely that site performance would be enhanced.

8.22 All sites, performed well against employment related objectives, although rural sites were considered more likely to contribute towards rural diversification. In contrast sites on the edge of the City and around Swadlincote would be less likely to support rural jobs and businesses. Sites around Swadlincote, Derby and Hilton, were considered more likely to support local and district shopping centres than those located in more isolated rural areas.

8.23 In respect of impacts on the historic character of the district the appraised sites have a mixed performance. The sites west of Chellaston could affect Sinfin Moor regionally important geological site and could have potential effects on archaeology). Sites at Swadlincote, Toyota Extension, Etwall Common, Hilton and Pilot Fields are identified as having limited potential for negative impacts. The Etwall Road site (Willington) is identified as having likely effects on the setting of the Trent and Mersey Canal and listed building located 200m to the east of the site. The Drakelow – Stanton site could have an impact on listed buildings locally including Royle Farm.

8.24 All of the sites have potential to affect local landscape, although the level and direction of impact would in most cases be related to how the sites are designed and implemented and what efforts are made to protect and respect local landscape and townscape character. However the Drakelow to Stanton site has been identified as likely to have a negative impact irrespective of mitigation on the basis that the site would lead to the effective coalescence of Swadlincote and Burton to the immediate south of the Swadlincote- Burton Greenbelt. This would affect the distinct identity of both settlements and create a significant area of development between them.

8.25 In respect of resource consumption and climate change impacts, it is known that the site at Etwall Common could be rail served. There is also identified potential for rail connectivity on the Sinfin Moor Site, Etwall Road site, (Willington), Cadley Hill, Tetron Point and Land West of the A444 Sites (Swadlincote) and the Drakelow and Stanton Site. Clearly where development is rail served that could ensure that sites are able to remove HGVs from the regional and national road network and would help allow rail (a more energy efficient form of transport) to offset the local increase in resource use.

8.26 All sites are likely to have negative impacts in respect of water, light, noise and air pollution due to their nature and extent. More positively almost all of the sites are located outside of areas identified as being at flood risk, the exception being Sinfin Moor. Most sites would lead to the loss of agricultural land, although a number of the sites identified include some previously developed, derelict or degraded land, for example sites at Etwall Common, Etwall Road, Willington, Occupation Lane, Land west of A444 (Swadlincote), Tetron Point, and Hilton. The Drakelow-Stanton site is also partially brownfield, although part of this site has been granted consent for a mixed use development and it is unlikely that this component of land would be included in a strategic employment site.

8.27 The performance of individual sites against the Sustainability Appraisal Framework is set out in Appendix 6 of this document. However a limited explanation of site characteristics and sustainability and guidance on whether sites have been allocated within the Plan is set out in the following table.

Table 8.5: Preferred and Non Preferred Employment Sites

Site	Site Status	Reasons for allocation or non-allocation
Holmleigh Way Derby	**Not Allocated**	Transport modelling undertaken to date shows that the addition of Lowes Farm would undermine the performance of the most likely mitigation package, leading to significant impacts from the additional development in the already sensitive area of the highways network. Notably, it is close to the already constrained A50/A514 junction and site

		access would be only onto T12, which means considerable additional pressure would be put on key routes, including those serving Infinity Park and the rest of the GTC area to be developed. The proposed South Derby Integrated Transport Link, representing the main component of the proposed transport mitigation package for this part of the HMA, can only be delivered through the allocation of the strategic housing site at Wragley Way. Other potential strategic allocations in this part of the district would therefore need to be additional to this. Significant additional measures would be required to mitigate the impact of development at Lowes Farm but, to date, we are not aware that any deliverable options have been proposed that could help to bring this development forward within the plan period. GDATM is fully functional and in use for the final testing of the aligned Core Strategies, incorporating updated land use information. Outputs from early stages indicate that the area of the network in the vicinity of Lowes Farm continues to be constrained.
Sinfin Moor (Lea Farm)	**Allocated After 2018**	This site is around 30ha, and would represent an extension for the Global Technology Cluster site in the City. There is no current requirement for large scale employment provision given the existing supply of land within the DUA. However the site may be an appropriate extension to the GTC (Infinity Park) beyond the Plan period.
Pilot Fields	**Not allocated**	This is a large greenfield site, which is poorly related to existing communities and would provide land well ahead of the identified employment needs within the Plan period.
Toyota Extension	**Not Allocated**	This is a large greenfield site which is in the ownership of a large manufacturing company. The site could accommodate any future expansion of Toyota, subject to planning, but would be unlikely to accommodate general employment needs.
Etwall: Common	**Not Allocated**	This is a very large site. The site owners intend to submit an application to the Planning Inspectorate for a Strategic Rail Freight Interchange on site. The scale of proposals is such that the Council would not be responsible for determining any application made to the Inspectorate. The site would be to meet National or Regional Infrastructure needs rather than local employment need.
Etwall Road Willington	**Not Allocated**	This is a large greenfield site extending 50ha. The site was subject to a planning application in 2007 for which an appeal was lodged on the grounds of non-determination. This was subsequently dismissed by the Planning Inspectorate partly on impact on local cultural heritage features. The site is poorly related to existing communities and would provide land well ahead of the identified need within the Plan period.
Hilton (Hilton Business Park)	**Site Allocated**	There are a number of identified sites which could accommodate employment growth in Hilton. However this site benefits fro outline planning consent for 7ha of employment land as an extension to the existing Hilton Depot site to balance recent and future growth

		in the village and to offset losses at the same site to housing (this loss was not anticipated in the Employment Land Review forecasts).The employment element of the site is not at flood risk.
Land of Hilton Common, Lucas Lane	**Not Allocated**	This is a 51ha greenfield site. A small part of the site is identified as being at flood risk and there is a County Wildlife site located within the eastern part of the site. The site is adjacent to the settlement edge but is poorly contained by built development to the east and south East. Development would represent an intrusion into the open countryside to the east of Hilton.
Land of Derby Road (including Hilton Industrial Estate), Hilton	**Not Allocated**	This site extends around 18ha and is mainly greenfield. A small part of the northern section of the site is a SSSI although this site may have been impacted by the development of the A50 road which separates this area from the remainder of the Hilton Gravel Pits SSSI to the north. The site is located away from areas of flood risk.
Dove Valley Park	**Site Allocated**	This is a large site of around 30ha. It would represent an extension to the existing Dove Valley Park site. The Council are seeking to safeguard the site for employment use to meet the needs of a single employer, whose meet cannot be met elsewhere in South Derbyshire.
Cadley Hill, Swadlincote	**Site Allocated**	This site has consent (subject to legal agreements) for mixed use development. The site is well related to existing and proposed residential areas around Swadlincote and Church Gresley and would provide an additional 8ha of employment land
Tetron Point	**Site Allocated**	This is an existing commitment which has now been largely built out. It is well related to Swadlincote and proposed housing growth within the Swadlincote area
Land at Occupation Lane	**Site Allocated**	This site measures some 35ha and is poorly restored former minerals workings. Its offers opportunity to improve the fabric of the local area through employment led development. It is likely that the site would accommodate around 12ha of employment land. Site delivery would need to be supported by the creation of a new road to bypass the existing Clock Island.
Land West of the A444	**Not allocated**	Sites are a mix of previously developed and undeveloped land located adjacent to existing employment sites in Swadlincote. However the sites are beyond the A444 and would breach a ridgeline to the immediate west of the A444 and would represent a substantial intrusion in the countryside. Sites are located close to other committed employment sites within Swadlincote.
Land at Drakelow and Stanton	**Not Allocated**	This is a very large site which would deliver land significantly above identified local needs. It includes 14ha of consented employment land (included within the Drakelow Park mixed use scheme). The site would represent a major intrusion into the countryside. It is located partially within the Swadlincote Burton Green belt and would, if allocated lead to the coalescence of the two settlements.

9.0 SUMMARY OF PLAN EFFECTS

9.1 Types of Effect

9.2 As required by the SA guidance this section seeks to summarise the likely plan effects. It includes consideration of cumulative, synergistic and indirect effects where these have been identified and evaluated during the Sustainability Appraisal of the South Derbyshire Part 1 Local Plan. An explanation of indirect, cumulative and synergistic is as follows:

- Indirect or secondary effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. (An example of an indirect effect or secondary effect could include development which affects surface water drainage which in turn affects water quality in a local watercourse).
- Cumulative effects arise where several developments each have insignificant effects but together have a significant effect, or where several individual effects of the plan have a combined effect. An example of a cumulative impact would be multiple small scale discrete developments which individually would have little effect on the local road network, but together could have more significant effects (i.e. development would have an additive effect).
- Synergistic effects interact to produce a total effect greater than the sum of the individual effects (such effects are relatively difficult to monitor but an example could be the emission of a number of gases, which alone and in isolation would have a minor impact, but if combined would have a significantly increased effect).

9.3 Cumulative and Secondary effects have been identified within Section 6 (Preferred Options Appraisal) and Section 7 (Plan Policy Appraisal) but are summarised below for easy reference.

9.4 EFFECTS AT A DISTRICT WIDE OR HIGHER LEVEL

Biodiversity

9.5 The Plan will not have any negative effect on the integrity of the River Mease Special Area of Conservation and as such will not act in combination with developments proposed in adjoining development plans (for example Lichfield, North West Leicestershire, and Hinckley and Bosworth). Indeed the Plan could, in combination with other programmes, help deliver improvements to water quality in the catchment up to 2028 by ensuring that actions to improve water quality in the river are not undermined by continuing development across the catchment. No significant direct or indirect effects are likely on other Special Areas of Conservation, Special Protection Areas of Ramsar sites. The Plan will not result in any direct losses or indirect effects to any Sites of Special Scientific Interest (SSSI) within or outside the Plan area.

9.6 The delivery of proposed housing and employment sites could have cumulative (negative) effect in respect of biodiversity as sites are cleared or prepared for development, especially where sites are located close to each other. The Council has sought to include a number of policies in the plan to ensure that new development retains noteworthy habitats on site and integrates these into the wider development. The Plan also requires development to contribute to long term biodiversity gain, as required by the National Planning Policy Framework In particular policies included in the Plan to deliver green infrastructure and connect up existing green spaces, protect and enhance valued habitats and species and

secure new habitat creation including National Forest Planting (Policies INF7, INF8, and BNE3) could have long term beneficial effect by delivering biodiversity gains on potential development sites in the medium to long term.

Population and Human Health

9.7 The Plan will deliver atleast 12,618 homes with in the plan period and will allow the district to meet, in full, its objectively assessed need. It will also act in combination with Local Plans being bought forward in Amber Valley and Derby City to meet wider Derby Housing Market Area needs. The Plan requires that sites bought forward within the Plan period deliver up to 30% affordable housing (subject to viability) and at this level the existing shortfall of affordable homes within South Derbyshire will have been fully remedied by 2028. The plan also includes policy to ensure a mix of dwellings types, tenure and size to ensure that new homes fully meet local need. Taken together polices S4, H20, H21 should have a major long term beneficial effect by ensuring that housing delivery matches local needs.

Material Assets

9.8 The overall employment land needs of the Derby Housing Market Area have been calculated having regard to the overall growth in population and changing demographic needs of residents and the stock of existing provision across the HMA. South Derbyshire employment land requirements reflects the level of provision within Derby City and Amber Valley and cumulatively the allocation made in the three administrative areas will fully meet identified need.

9.9 The plan could have a beneficial effect in respect of improving local access to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and in respect of promoting healthy and sustainable travel or non-travel choices. The scale of growth proposed in South Derbyshire and neighbouring Authorities will be supported by new education, community and health facilities required to meet the needs of growing communities. New employment development is also proposed close to key settlements such Swadlincote, Hatton, Hilton and Drakelow (near Burton on Trent), as well as in Burton on Trent, and Derby City. Policies which will work in combination to improve accessibility include Policies S6 (Sustainable Access), Policy S7 (Retail), Policy E1, (Strategic Employment Land), BNE1 (Design Excellence), BNE2 (Heritage Assets), INF1 (Infrastructure and Developer Contributions), INF2 (Sustainable Transport), INF4 (Transport Infrastructure Improvements Schemes); INF6 (Community Facilities), INF7 (Green Infrastructure), INF8 (the National Forest), INF9 (Open space Sport and Recreation).

9.10 Impacts in respect of transport effects, waste water capacity and effects on schools are considered in further detail on a sub district level due to the differing effects that development in different parts of the District will have.

9.11 The scale of housing and employment growth proposed could have a significant impact on townscape character and local distinctiveness. The Plan is seeking to ensure that development reflects local context and contributes towards the delivery of high quality design. The plan includes a Design Excellence Policy (BNE1), as well as a Heritage Protection Policy (BNE2), Landscape and Local Distinctiveness Policy (BNE4) and Green Infrastructure and National Forest Policies (INF7 and INF8 respectively) to improve the quality of new development on a district and sub district wide basis.

Soil, Water and Air.

9.12 Individually no specific development locations are likely to have significant effects in respect of waste generation. However, the scale of proposed growth across the Plan area and throughout the Plan period is likely to increase waste generation significantly during both the construction and use of sites. Impacts will be lessened through requirements for developers to minimise waste during construction and through requirements to include adequate storage areas for recycling and bring sites within new developments, and by supporting new waste treatment opportunities at the site level (Policy BNE1). The overall effects of growth within the Plan period will be further mitigated by on-going improvements to waste collection and recycling required by European and UK legislation.

9.13 The plan will have a significant negative effect in respect of greenfield land losses. This is perhaps inevitable in a rural district such as South Derbyshire with limited brownfield sites (or with those which exist largely committed for new developments such as power stations). However losses should be considered against the need for achievement of other sustainability objectives. Wherever possible growth has been directed to brownfield sites and a notable proportion of sites away from the edge of Derby City are brownfield or poorly restored sites having previously been used for minerals extraction or waste disposal. Overall greenfield land losses will be in the region of 540ha (including sites which have outline planning permission but are yet to start). Around 150ha of new development will be located on previously developed sites (excluding employment sites which are already commitments). Policies included in the plan to promote the reuse of brownfield land ahead of greenfield sites and deliver site remediation include Policy S1 (Sustainable Growth Strategy) and SD4 (Contaminated Land and Mining Legacy Issues) and Policy BNE4 (Landscape and Local Distinctiveness).

9.14 The scale of growth proposed in South Derbyshire is likely to increase noise and light pollution as a result of new housing and employment development and associated transport infrastructure. However effects are unlikely to be significant in isolation given existing (similar land uses) close to proposed development locations. However development close to Derby City, and to a lesser extent Drakelow, could increase traffic congestion and reduce air quality within existing Air Quality Management Areas in Derby and Burton on Trent and could lead to deterioration in air quality in combination with other housing and employment development proposed within those areas. Similarly large scale growth could increase surface water flows related to development and could lead to deterioration in water quality in receiving water courses. The Plan includes a number of policies which together will help mitigate the effects of development including policies SD1 (Amenity and Environmental Quality), SD3 (Delivering Sustainable Water Supply, Drainage and Sewerage) and BNE1 (Design Excellence).

9.15 The plan is unlikely to significantly increase flood risk either alone or in combination, as, in line with government policy, development has been largely directed to areas at lower flood risk. Development in a number of locations including Hatton, Primula Way, Drakelow Park, Hilton Depot and Occupation Lane, Woodville could potentially reduce flood risk within or around the development site by providing contributions towards the maintenance of flood defences (Hatton); through the provision of flood alleviation works which would reduce flooding off site (Primula Way), the potential removal of culverts on site (Hilton Depot and Drakelow) or improvements to local surface water drainage required to support

development (Occupation Lane). Policies included in the plan to ensure flood risk is not increased either on or off site includes policies SD2 (Flood Risk) and SD3 (Delivering Sustainable Water Supply, Drainage and Sewerage). However, ther could be some circumstances where growth is accommodated in areas at flood risk where wider sustainability gains outweigh flood risk. In such locations the Plan could give rise to some increased flood risk, although it is unlikley that effects will be significant given the scale of such increases and the mechanisms in place to minimise such risks.

9.16 The scale of growth proposed could lead to an increase in the emission of climate change gases over the Plan period. However all development will be built to meet building regulations requirements which will continue to tighten over the early to middle part of the Plan period. Development has also been allocated for sites well related to existing services and facilities with access to a range of transport modes including public transport, walking and cycling to allow future residents to reduce their reliance on private cars.

Cultural Heritage (including architectural and Archaeological Heritage)

9.17 The Plan is unlikely to have any significant effect on the architectural and archaeological heritage of the district, but could have a number of locally important effects. These are identified at a sub district level due to the differing effects that development in different parts of the district will have.

Landscape

9.18 The plan is likely to have a significant negative effect in the local landscape in the short term as new strategic sites are prepared for development. Where a number of development locations are built out in close proximity at the same time the plan could give rise to cumulative (additive) effects and could erode local landscape character and distinctiveness. However the Plan includes policies (BNE1- Design Excellence and BNE4 Landscape and Local Distinctiveness) to minimise landscape and townscape effects through the retention of existing landscape elements; through the creation of new landscaping or strategic buffers and through requiring developers to consider the local context and design locally sensitive development. These measures could significantly reduce landscape and townscape effects and in particular are likely to reduce the negative effects of growth in the long term.

9.19 Cumulative Assessment - Derby Urban Area Sites

9.20 None of the sites identified around the edge of the City will impact statutory wildlife sites such as Sites of Special Scientific Interest or Special Areas of Conservation. There is limited potential for two sites to affect a non-statutory wildlife site (Hackwood Farm and Land West of Mickleover) although the sites that could be affected are located on the edge of a proposed housing site which should mostly allow development to be steered away from these sites and an appropriate buffer secured on site. (Note in respect of Hackwood Farm there may be limited loss of the Radbourne Hedges CWS to facilitate the delivery of the site access). Two of the a housing sites proposed would lead to the partial loss of a Regionally Important Geological Site within the plan period, and an employment development to be safeguarded for after 2028 could lead to further loss after the end of the Plan period. Losses could be notable particularly in combination with the already consented Infinity Park commercial site and T12 route within Derby City.

9.21 All sites could significantly increase local green infrastructure provision and sites at Boulton, Chellaston, Sinfin and Micklover could connect to green wedges within

the city and contribute towards maintaining their openness subject to appropriate site design and layout. All sites could affect protected species or locally valued habitats given their scale, although, given the largely greenfield (agricultural) nature of sites it is likely that large scale development could contribute towards long term biodiversity improvements in this area.

9.22 Cumulatively the sites identified on the edge of Derby City will fully meet objectively assessed need for the wider Derby Urban Area in combination with proposed housing sites in Derby City and Amber Valley.

9.23 Large scale growth in the DUA could both benefit from existing and proposed infrastructure provision (both within South Derbyshire and Derby City) but could also support the delivery of new infrastructure associated with proposed development . This could include community infrastructure such as schools, healthcare facilities, sports and open space provision as well as roads and walking and cycling routes. In particular large scale growth could allow the realisation of significant developer contributions sufficient to address capacity issues such as the need for an additional secondary school (or schools) in the DUA and the needs for increased highways capacity around Sinfin and Chellaston to alleviate significant congestion in along a number of radial routes into the City. However where improvements to infrastructure are not delivered in a timely fashion, the scale of growth proposed in the DUA could have a significant detrimental impact on residents in existing communities. Infrastructure delivery will therefore need to reflect the phasing of proposed growth.

9.24 In addition, growth around the DUA on a large scale, could contribute towards significant improvements to non-car transport infrastructure including the provision of a new 'Park and Ride' site at Boulton Moor and improved off road cycle connectivity, especially close to existing national cycle network routes in Sinfin/Chellaston and Mickleover. Large scale growth could also deliver a scale of development that could support improved local public transport provision which could increase accessibility for people living in new and existing communities.

9.25 The growth proposed within South Derbyshire is unlikely to be supported by major economic development in South Derbyshire within the Plan period. However, significant employment sites at Sinfin and Spondon (close to the District boundary and accessible to new communities planned in South Derbyshire) will help meet the District's employment land needs and provide for balanced and sustainable communities.

9.26 In respect of flood risk, none of the sites in the DUA in South Derbyshire are at significant levels of risk according to the Council's Strategic Flood Risk Assessment with the exception of the Primula Way Site. However flood alleviation measures to be delivered alongside the consented housing scheme on this site will remove this area from flood risk. Development in South Derbyshire would not increase flood risk in the city. However it is noted that the Infinity Park site in Derby City and the proposed extension in South Derbyshire is located on low lying sites which are at risk. Large scale growth in Derby City could increase water pollution, either through increased discharges to the local sewer network, which could lead to increased incidents of sewer overflows during intense rainfall events or increased flows to treatment works, both of which could lead to deterioration in water quality in local receiving watercourses which are already known to be failing water quality targets. However large scale growth around the southern edge of the city, would require a strategic improvement to the local sewer network to accommodate growth. These works would be delivered by Severn Trent Water

and could significantly enhance local sewerage capacity and potentially reduce the risk of sewer overflows and improve water quality locally.

9.27 In respect of other types of pollution, large scale growth on the edge of the city together with development in the city could exacerbate air quality failures on the inner and outer ring road in Derby. However, improved public transport, walking and cycling route provision together with enhanced highways capacity (provided by the committed and funded T12 route and the proposed South Derbyshire Link Road) could prevent the unmitigated deterioration of air quality in the City. Large scale growth in the DUA could erode tranquility and increase noise and light pollution, although these impacts could be reduced through appropriate design.

9.28 Finally growth across a number of urban fringe locations in the DUA could have a notable incombination impact on local landscape and townscape character and in a number of locations could affect the setting of identified heritage assets such as listed buildings, historic parks and gardens or conservation areas. However growth for the most part will consist of strategic residential developments which could retain existing landscape elements on site and provide strategic landscaping to help mitigate landscape effects. Similarly careful design of development could help reduce impacts on heritage assets and could improve access to locally important heritage assets such as Elvaston Castle and the Trent Mersey Canal for people living in existing and planned communities in South Derbyshire and the City. Policies are included in the Plan to ensure that the effects of new development are mitigated.

CUMULATIVE ASSESSMENT – BURTON SITES

9.29 Growth at Drakelow is unlikely to have a significant incombination impact with other proposals in the Plan given that these are for the most part located away from the urban fringe at locations in Swadlincote, Repton and Hatton. However it is noted that growth in Drakelowe could generate a demand for additional school places. Secondary pupils from the site are likely to be served by Swadlincotes Schools and it consider that there is capacity to accommodate this growth locally. Primary education needs will be met on site

9.30 Growth in Aston would be served by waste water treatment works in Clay Mills which has recently be upgraded. This has capacity to accommodate this level of growth in combination with new development in East Staffordshire and other communities in South Derbyshire also served by Clay Mills.

9.31 Mitigation to enable the effects of this proposal have been fully identified through the Planning consent and Section 106 agreement for this site which was granted in 2012.

9.32 CUMULATIVE ASSESSMENT - SWADLINCOTE SITES

9.33 None of the housing or employment sites identified around Swadlincote are likely to impact on statutory wildlife sites such as Sites of Special Scientific Interest or Special Areas of Conservation (The River Mease SAC). There is limited potential for a single site to affect a non-statutory wildlife site (land north of William Nadin Way) although the Plan seeks to steer development away from this part of the site. All sites would significantly increase local green infrastructure provision through requirements to contribute towards National Forest tree planting and other appropriate habitat creation. All sites could affect protected species and could contribute towards long term biodiversity improvements.

9.34 The sites identified in Swadincote will contribute towards fully meeting objectively assessed need across the HMA in combination with proposed housing sites in Derby City and Amber Valley and would contribute towards improving the range and affordability in new homes across Woodville, Church Gresley and Swadlincote and Castle Gresley.

9.35 Growth at the scale proposed in Swadlincote could support the delivery of new infrastructure, or extensions to existing facilities, ensuring that growth makes the best use of existing infrastructure. This could include healthcare facilities, sports and open space provision as well as road capacity enhancements and walking and cycling routes. However growth in Woodville and Swadlincote would have an uncertain impact on school provision, although it is likely that the growth proposed could be accommodated, at the secondary level within existing schools. Further evidence is required to identify how best to meet local needs for primary school places in the town.

9.36 The Council is also seeking to bring forward the regeneration of a large site in Woodville, this would help reduce derelict or degraded sites in the District and could help improve the townscape around Woodville, Swadlincote and Church Gresley. The Council is seeking employment led regeneration of this site, and its delivery would be contingent on the provision of phase 2 of the Swadlincote – Woodville Regeneration route which would help reduce peak hour congestion around the Clock Roundabout and the A511 and A514. The regeneration of this route would therefore have benefits beyond the site itself. In addition growth around Swadlincote would contribute towards notable improvements to non-car transport infrastructure including the provision of improved off road cycle and footpath connectivity, in particular the development of sites around Swadlincote and Church Gresley will contribute towards improvements to the Burton to Swadlincote Greenway.

9.37 Employment provision in the town would be met at sites at Tetron Point, Woodville Regeneration Area and Cadley Hill. Sites are well related to existing communities and proposed housing sites and are relatively well served by non-car travel choices. Their delivery will provide for balanced and sustainable communities over the Plan period and will provide improved access to jobs for local residents across the whole of the Swadlincote area.

9.38 In respect of flood risk, none of the sites in Swadlincote are at significant floodrisk (although part of the William Nadin Way may include an area of risk around the Darklands Brook).

9.39 Large scale growth in Swadlincote would increase foul flows to Stanton or Milton Waste Water Treatment works. Milton works is operating above its consent limit, whilst Stanton is approaching its consent limit. Both works could therefore require additional capacity to accommodate additional foul flows from development sites identified in Swadlincote, together with flows in surrounding villages where growth is planned such as Repton. This could increase discharges into tributaries of the Trent which is already failing its Water Framework Directive targets in respect of water quality.

9.40 In respect of other types of pollution, large scale growth within and on the edge of Swadlincote could erode tranquility and increase noise and light pollution, although these impacts could be reduced through appropriate mitigation. Growth in Swadlincote is unlikely to lead to significant impacts in respect of air quality as the

nearest air quality management areas are located some distance away in Burton on Trent and Derby City.

9.41 Growth within the town could have notable in combination impact on local landscape and townscape character. However growth for the most part will consist of strategic residential developments which would be likely to retain existing landscape elements on site and provide strategic landscaping, including National Forest Planting to help mitigate landscape effects consistent with policies included in the Plan. Similarly, the careful design of development could also help reduce impacts on heritage assets, although none of the sites identified are considered likely to have a significant impacts on the town's conservation area. Development within the Woodville Regeneration site could positively contribute towards safeguarding the Grade 2* listed bottle kilns located at the TG Greens site.

9.42 CUMULATIVE ASSESSMENT – NORTH EAST VILLAGES

9.43 Growth in Aston is unlikely to have a significant incombination impact with other proposals in the village or the wider area. However it is noted that growth in Aston could generate a demand for additional school places. Secondary pupils from the site are likely to be served by Chellaston School (in the Derby DUA) which is already at capacity. The Council is continuing to work with local schools and education authorities to identify how best to meet demand for school places arising from further development proposed in the Plan.

9.44 Growth in Aston would be served by waste water treatment works in Shardlow. This has capacity to accommodate this level of growth and is unlikely to require capacity improvements to accommodate this site.

9.45 CUMULATIVE ASSESSMENT NORTH WEST VILLAGES

9.46 Growth at the scale proposed the north western villages could support the delivery of new infrastructure, or the ongoing maintenance of facilities. This could include community infrastructure such as healthcare facilities, sports and open space provision as well as road capacity enhancements and walking and cycling route improvements. In particular growth around Hatton could support the maintainence of recently completed flood defences which will remove a significant number of properties from risk upto and including the 1:100 year flood event.

9.47 Local employment provision would support housing developments in this area with growth proposed at Hilton Depot and Dove Valley Park. In addition a large extension to an existing factory in Hatton has recently created 425 new jobs. Employment sites are reasonably well related to existing communities and sites in Hatton and Hilton are well related to existing and proposed communities. Their delivery will provide for balanced and sustainable communities over the Plan period.

9.48 Large scale development across a number of villages including Hatton, Ewtall and Hilton (as well as growth on the western edge of the City) can not be accommodated by existing electricity distribution infrastructure and it is likely that the scale of growth proposed in this area will need to be supported by significant improvements to the local electricity supply network. The Council is working with the local electricity distribution company to ensure that such infrastructure can be delivered in a timely fashion.

9.49 Growth in this area would be served by waste water treatment works in Etwall and Burton on Trent (Clay Mills) both sites have capacity to accommodate additional flows from sites earmarked for growth across the Plan area incombination with

growth in East Staffordshire. However, like other areas waste water will eventually be discharged to the Trent which is failing its Water Framework Directive targets in respect of water quality.

9.50 The delivery of multiple sites within this area could erode tranquility and increase noise and light pollution, although these impacts could be reduced through appropriate mitigation, sites are unlikely to act in combination to worsen impacts due to the scale of sites and the separation between sites. Growth in the villages is unlikely to lead to significant impacts in respect of air quality as the nearest air quality management areas are located some distance away in Burton on Trent and Derby City.

9.51 CUMULATIVE ASSESSMENT – CENTRAL VILLAGES

9.52 Growth in Repton is unlikely to have a significant incombination impact with other proposals in the village or the wider area included within the Plan. However it is noted that growth in Repton could generate a demand for additional school places. Secondary pupils from the site are likely to be served by John Port (Etwall) (which is at capacity, although is likely to be able to expand to accommodate pupils generated by sites included in the plan.

9.53 The proposed site in Repton would be served by waste water treatment works in Milton. Milton works is operating above its consent limit and could therefore require additional capacity to accommodate additional foul flows from development sites identified inaround Woodville. This could increase discharges into tributaries of the Trent which is already failing its Water Framework Directive targets in respect of water quality.

SECTION 10: HOW THE SUSTAINABILITY APPRAISAL PROCESS HAS INFLUEUCED PLAN MAKING AND THE MITIGATION MEASURES IDENTIFIED

10.1 Broad Options

10.2 The broad options appraisal work was mostly undertaken between January 2010 and and July 2011 to reflect consultations undertaken on the broad options for growth and in particular consultations on Issues and Alternative Options and the Derby Housing Market Area Options for Growth Consultation. This process identified broad options to address the key issues identified in the first stage of consultation (Issues and Ideas) undertaken in January 2009.

10.3 In assessing the broad options identified in the plan against the sustainability appraisal the Authority was able to conclude which options were likely to have the most positive economic and social effects and the least deterimantal environmental effects. The appraisal process also offered opportunity to consider whether all reasonable options had been considered by the Council in establishing broad options. Indeed through the SA the Authority has identified a number of broad strategic options not previously considered by the Authority. As such this process has presented opportunity to appraise other reasonable options and where appropriate amend the Plan accordingly. Significant broad options identified through the Sustainability Appraisal process included the need to consider the appropriateness of options for accommodating growth around Burton on Trent, the need to consider transport approaches which combine a mix of improvements to existing infrastructure, demand management and improve public transport (this hybrid option was eventually selected as the Councils preferred approach) and the need to deliver higher housing growth options put forward by a consortium of developers.

10.4 Preferred Options

10.5 Having idenitifed the preferred development options the Council undertook more detailed appraisal work on the likely effects of development and where appropriate identified measures capable of reducing effects. These are documented in the following table, but were used to inform the development and scope of policies included in the the Draft Part 1 Local Plan.

Table 10.1 Measures identified during Preferred options work to mitigate Plan effects

Sustainability Topic	Sustainability Objective	Measures to inform policy creation (and mitigate Plan effects) identified during preferred options appraisal	Included in policy Policy Number
Biodiversity, Flora and Fauna*	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	- Include a requirement for the Plan to deliver biodiversity gain on site - Include a requirement that developments address biodiversity targets - Include a requirement that development is supported by Green Infrastructure delivery	BNE1, BNE3 BNE1 INF7

Population and Human Health	To provide decent and affordable homes that meet local needs	-	Inclusion of a housing policy to ensure that affordable housing needs and other needs are met	S4, H20, H21
	To improve the health and well-being of the population	-	The inclusion of a policy that requires that new developments are bought forward alongside green infrastructure and on site	INF7, INF8, INF9
	To improve community safety and reduce crime and fear of crime	-	Promote the resue of previously developed and derelict sites ahead of greenfield locations	S1
		-	Require that site remediation and mining legacy issues are resolved prior to development	SD5
	To improve educational achievement and improve the District's skills base	-	Include a requirement in the plan to ensure that where developments increase the need for schools or other community infrastructure development is required to deliver or contribute to the delivery of such.	INF1,INF6
	To promote social inclusion and reduce inequalities associated with deprivation across the District	-	Include a policy to require appropriate affordable housing delivery	H21
		-	Include a requirement in the plan to ensure that where developments increase the need for community infrastructure development is required to deliver or contribute to the delivery of such.	INF1, INF6
Material Assets	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	-	Include a policy in the plan to resist existing employment land losses	E3
		-	Include a policy to deliver new employment in locations well served by public transport	S1
		-	Include a policy to support the provision of new local centres within large urban extensions in the DUA	S7
		-	Include a policy for the delivery of green infrastructure necessary to support development	INF7
	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	-	Include a policy in the plan to ensure that transport needs can be met via a range of transport modes and supports sustainable travel choice and alternative travel options	S6, INF2
		-	Inclusion of a policy to ensure that new development is supported by appropriate travel plans and other measures to secure non car travel.	S6, INF2
	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	-	Include a policy in the plan to resist existing employment land losses	E3
		-	Include a policy to deliver new employment in locations well served by public transport	S1
		-	Include a policy in the Plan which sets out the circumstances where extensions to existing businesses will be accommodated	E2
	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	-	Include a policy to deliver new employment in locations well served by public transport	S1, S5
		-	Include a policy in the Plan which sets out the circumstances where extensions to existing businesses will be accommodated	E2, E7
		-	Include a policy in the Plan to support farm and rural diversification and bring forward a mix of employment premises on site	E1, E2
	To enhance the vitality and viability of existing town and village centres	-	The inclusion of a policy in the Plan to support town centre regeneration	S7

	To improve the quality of new development and the existing built environment.	- The inclusion of a design policy to ensure building design is sustainable, appropriate to the wider area and has regard to National Forest Design Principles.	BNE1
Soil, Water and Air	To minimise waste and increase the reuse and recycling of waste materials	- Inclusion of a design policy to the provision of storage space for recycling,compost bins and bring sites	BNE1
	To promote sustainable forms of construction and sustainable use of natural resources	- The inclusion of a policy to support government objectives to deliver zero carbon homes - The inclusion of a renewable energy policy to support the delivery of low and zero carbon energy developments - The inclusion of a general design policy to minimise resource use - The inclusion of a water efficiency policy	S3 SD6 BNE1 SD3
	To reduce water, light, air and noise pollution	- Inclusion of SUDS policy to reduce flood risk and diffuse pollution associated with surface water flows - A the inclusion of policy to ensure homes are not located close to unneighbourly uses - Inclusion of policy in the plan to reduce potential effects associated with noise, air (including odour) and light pollution - The inclusion of a land remediation/contamination policy to ensure sites are remediated	SD3 SD1 SD1 SD4
	To minimise the irreversible loss of undeveloped (greenfield) land	- Targeting growth towards previously developed land - The inclusion of an approparite windfall policy to ensure that unsuitable, or no longer required commercial developments can be reused for alternative uses - The inclusion of a remediation/contamination policy to ensure sites are remediated	S1 E3 SD4
	To reduce and manage flood risk and surface water runoff	- Include policy to steer growth away from areas of flood risk, and inform the design and layout of development - Inclusion of SUDS policy to reduce flood risk associated with surface water management. - Inclusion of policy to ensure new developments are resilient to flooding - Inclusion of policy to support the restoration of watercourses where appropriate	SD2 SD3 SD3 SD3
Climatic Factors	To reduce and manage the impacts of climate change and the District's contribution towards the causes	- Include a policy to support the delivery of energy efficient development - Include a policy in the plan to ensure that development contributes towards reducing the effects of climate change - Include a policy in the plan to support the delivery of new zero carbon, low carbon energy generation	S3 SD3, BNE3 SD6

Cultural Heritage (including architectural and Archaeological Heritage)	To protect and enhance the cultural, architectural and archaeological heritage of the District	- A general requirement is included in the Plan to ensure heritage assets are recognised enhanced where possible. - Inclusion of a specific heritage policy in the plan to protect sites and their settings from development.	S1 BNE2
	To improve access to the cultural heritage of the District for enjoyment and educational purposes	- Inclusion of heritage policy in the Plan to support the integration of heritage assets in to development sites and improve public access to sites	BNE2
Landscape	To conserve and enhance the District's landscape and townscape character	- That the districts landscape character and urban and rural character is recognised and enhanced wherever possible - Inclusion of policy to reduce landscape effects of development. - Require that landscape features are retained on site and tree planting and other measures to reduce landscape effects are delivered on site	S1 BNE4 BNE4

10.6 Policies

10.7 Subsequent to identifiying part 1 Policies, the Council then appraised the individual policies included in the plan. This exercise, together with consultation responses received back during the Part 1 Local Plan Consultations allowed the refinement of policies. The following table documents changes made to the policies as a result of the Council's Sustainability Appraisal. The changes listed below have been incorporated in the Submission Draft of the Part 1 Local Plan. Further modifications to the Local Plan resulting from the Local Plan examination after submission have been further subject to appraisal and the preceeding chapters updated to reflect likley changes in plan or policy performance to these amendments.

Table 10.2 Refinements made to Plan Policies in Response to the Appraisal of Policies

Policy Number	Policy Description	Amendments made as a result of Sustainability Appraisal
Strategic Policies		
S1	Strategic Growth Strategy	No amendments made to this policy as a result of the Sustainability Appraisal
S2	Presumption in Favour of Sustainable Development	No amendments made to this policy as a result of the Sustainability Appraisal
S3	Environmental Performance	No amendments made to this policy as a result of the Sustainability Appraisal
S4	Housing Need	No amendments made to this policy as a result of the Sustainability Appraisal
S5	Employment Land Need	No amendments made to this policy as a result of the Sustainability Appraisal
S6	Sustainable Access	No amendments made to this policy as a result of the Sustainability Appraisal
S7	Retail	No amendments made to this policy as a result of the Sustainability Appraisal
S8	Green Belt	Changes made to Plan policies include to include - Support measures to improve public access to areas located in the greenbelt or adjacent green wedges and improve connectivity to existing built up areas nearby. - Setting out a need to review smaller scale amendments to greenbelt Via the Part 2 (Sites and Boundaries Local Plan). - Including relevant text in policy H13 (Boulton Moor) to require that developments seek to preserve the open character of the adjacent

		greenbelt through appropriate site design and layout.
Housing Policies		
H1	Settlement Hierarchy	No amendments made to this policy as a result of the Sustainability Appraisal
H2	Land North of William Nadin Way, Swadlincote	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - The policy should explicitly include a requirement to ensure development does not affect away Breach Leys County Wildlife Site. - The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route. - Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment
H3	Land at Church Street/Bridge Street/Football Club site, Church Gresley	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route. - Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment
H4	Land at Broomy Farm, Woodville	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - A requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including the provision of a tertiary cycle route connecting Woodville and Midway to Swadlincote Town Centre. - Require that the hedgerow along the alignment of the watercourse is retained where practicable and provide a significant strategic buffer to the northern edge of the site to reduce landscape and visual amenity effects from viewpoints to the north.
H5	Council Depot, Swadlincote	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route. - Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment - Development steered away from areas of flood risk around the Darklands Brook.
H6	Drakelow Park, Drakelow	No amendments made to this policy as a result of the Sustainability Appraisal.

H7	Land at Hilton Depot, Hilton	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - Include a requirement for the site to connect to local cycle routes - Include a requirement for substantial areas of tree planting to the south and west of the site to be safeguarded with these areas being opened up for public access wherever possible. - Require that any planning application be supported by appropriate flood risk assessment work to inform site layout and design. - Require that development reflects the location of a non-statutory county wildlife site to the south of the site.
H8	Former Aston Hall Hospital, Aston On Trent	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - Require policy to adequately screen development from the south to minimise landscape effects - Encourage developers to make new facilities and open space publically accessible to existing village residents wherever practicable.
H9	Land at Longlands, Repton	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - Policy should specifically require that development reflects the historic character of the village and protects the setting of nearby designated and non-designated heritage assets in addition to preserving landscape and townscape character. - Development should contribute to the delivery of enhanced walking routes including along Milton Road. - Development should reflect local landform and be designed to minimise effects on the local landscape.
H10	Land South of Willington Road and Land South of Sutton Lane, Etwall	No amendments made to this policy as a result of the Sustainability Appraisal
H11	Land North East of Hatton	No amendments made to this policy as a result of the Sustainability Appraisal
H12	Highfields Farm, Littleover	No amendments made to this policy as a result of the Sustainability Appraisal
H13	Boulton Moor, Derby	No amendments made to this policy as a result of the Sustainability Appraisal
H14	Chellaston Fields, Chellaston	No amendments made to this policy as a result of the Sustainability Appraisal
H15	Wragley Way (South of Derby)	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - Require that developers to provide an assessment of the impact of development on the RIGS resulting from the detailed design and layout of development which includes mitigation as appropriate. - Require appropriate sound attenuation/noise mitigation from the railway line to the south east of the site.
H16	Primula Way, Sunny Hill	Changes to the policy previously consulted upon as a result of the appraisal of

		this policy against the SA Framework include: - Include a requirement for appropriate sound attenuation/noise mitigation from the railway line to the south east of the site.
H17	Holmleigh Way, Chellaston	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - The requirement for appropriate noise attenuation close to the A50. - The requirement for development on this site not to prejudice the development of a new link road proposed to serve development around Sinfin and around Infinity Park. - The requirement to provide an appropriate buffer between new housing development and Holmleigh Way.
H18	Hackwood Farm, Mickleover	No amendments made to this policy as a result of the Sustainability Appraisal
HXX	Land West of Mickleover	Changes to the policy proposed by the Council as a result of the appraisal of this policy against the SA Framework include the insertion of the requirement to protect two county wildlife sites which are immediately adjacent to the site.
H19	Housing Balance	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include the insertion of the requirement to deliver a mix of tenures in delivering housing.
H20	Affordable Housing	No amendments made to this policy as a result of the Sustainability Appraisal
H21	Sites for Gypsies, Travellers and Travelling Showpeople	No amendments made to this policy as a result of the Sustainability Appraisal
Employment Policies		
E1	Strategic Employment Land Allocation	Employment sites allocated in the Plan listed in the Policy following discussions during the appraisal process
E2	Other Industrial and Business Development	Added protections in respect of landscape, cultural heritage and the natural environment have been added to clause i.
E3	Existing Employment Areas	No amendments made to this policy as a result of the Sustainability Appraisal
E4	Strategic Location for Globall Technology Cluster (Infinity Park) Extension	No amendments made to this policy as a result of the Sustainability Appraisal
E5	Safeguarded Employment Site – Dove Valley Park	No amendments made to this policy as a result of the Sustainability Appraisal
E6	Woodville Regeneration Area	Policy amended to require employment led regeneration of the site
Sustainable Development Policies		
SD1	Amenity and Environmental Quality	No amendments made to this policy as a result of the Sustainability Appraisal
SD2	Flood Risk	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - Including provision in the policy for development to support the maintenance of existing (as well as creation of new flood defences) to help ensure the long term functioning of defences. - A requirement for new development not to affect the integrity of existing flood defences.
SD3	Delivering Sustainable Water Supply, Drainage and Sewerage	Changes to the policy previously consulted upon as a result of the appraisal of

		this policy against the SA Framework include: - Adding a requirement into the policy for SUDS to deliver biodiversity gain on site to strengthen the performance of the policy in respect of bidodiversity effects.
SD4	Contaminated Land, Land Instability and Mining Legacy Issues	scope of the policy widened to include unstable land.
SD5	Minerals Safeguarding	No amendments made to this policy as a result of the Sustainability Appraisal
SD6	Sustainabe Energy and Power Generation	No amendments made to this policy as a result of the Sustainability Appraisal
Built and Natural Environment Policies		
BNE1	Design Excellence	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - Require that new development addresses sustainable travel. - Need to more fully address waste issues. Possibly within a new waste or resource use section to provide greater emphasis on sustainable waste management. - The section of local character and pride could be expanded to place greater emphasis on improving accessibility to cultural heritage.
BNE2	Heritage Assets	No amendments made to this policy as a result of the Sustainability Appraisal
BNE3	Biodiversity	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: - Policy amended to reference the need to support biodiversity gain and deliver net gains in biodiversity - Amended bullet added to ensure ancient woodland and veteran trees are protected within the policy (also in response to comments from Woodland Trust)
BNE4	Landscape Character and Local Distinctiveness	Changes made to this policy include: - The inclusion of a policy to protect best and most versatile land to reflect national policy and protect the most productive agricultural land.
Infrastructure Policies		
INF1	Infrastructure and Developer Contributions	No amendments made to this policy as a result of the Sustainability Appraisal
INF2	Sustainable Transport	No amendments made to this policy as a result of the Sustainability Appraisal
INF3	Strategic Rail Freight Interchange	This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I3. Changes made to the policy as a result of the SA process (and to reflect consultation comments made during the Draft Local Plan Consultation) include: - Require that new development is well designed, possibly by cross referencing Policy BNE1 (Design Excellence). - Specify the need for the developer to investigate the feasibility of utilising waste heat from Willington Power Station

		- The developer makes appropriate provision for convenient access to the site on foot, by cycle and by public transport
INF4	Transport Infrastructure Improvement Schemes	Changes made to this policy as a result of the SA process include: - Requiring that schemes minimise their impact on the environment, heritage assets and natural features - Require that scheme take full account of recreational routes affected by, the schemes and provide for the needs of pedestrians, cyclists and people with impaired mobility. - Mitigate any potential flood risk impacts associated with new route especially in respect of Swarkestone Causeway and the Regeneration Route
INF5	East Midlandds Airport	No amendments made to this policy as a result of the Sustainability Appraisal
INF6	Community Facilities	No amendments made to this policy as a result of the Sustainability Appraisal
INF7	Green Infrastructure	No amendments made to this policy as a result of the Sustainability Appraisal
INF8	The National Forest	No amendments made to this policy as a result of the Sustainability Appraisal
INF9	Open Space, Sport and Recreation	This policy has been amended to reflect the insufficient supply of open space, sport and recreation provision and sets out the need to address deficits where possible.
INF10	Tourism Development.	Changes made to the previous version of this policy in response to the sustainability appraisal (and consultation comments) are as follows: - Policy amended to allow development close to tourist destinations where there is demonstrable need and to ensure it reflects better Policy INF8 (the National Forest) and to remove competition for housing for tourism purposes in settlements which are likely to face notable demand for conversion - Require that buildings are of a reversible nature in order that they can be removed in order that where insufficient demand exists to support businesses buildings can be removed.

SECTION 11: IMPLEMENTATION AND MONITORING

11.0 LINKS TO OTHER TIERS OF OF PLANS AND PROGRAMMES AND THE PROJECT LEVEL.

11.1 As previously noted in Section 1 the Part 1 Local Plan will provide for strategic growth within South Derbyshire to 2028. Further, non strategic sites together with detailed planning policies and other non strategic issues will set out in a subsequent Part 2 'Sites and Boundaries' Local Plan. In addition to this the Council will seek to prepare additional Supplementary Plannning Guidance to help provide greater clarity on the requirements of the policies set out in the Part 1 and Part 2 Local Plans. To date Supplmentary planning documents proposed by the Council will include guidance on Urban Design and Transport and Parking Standards, although this list could change over the life of the Plan opportunities or issues arise. Together these documents will form the Local Development Plan for South Derbyshire.

11.2 Prior to the Part 2 Local Plan being adopted the Council will continue to rely on a number of policies included in the Adopted Local Plan (1998). A list of these can be viewed at Appendix 1 of the Part 1 Local Plan.

11.3 The Part 1 Local Plan includes a number of specific housing and employment land proposals which will come forward within the Plan to 2028. The purpose of this sustainability appraisal is to identify the potential effects of the plan (and the proposals and policies it contains), but due to the strategic nature of the SA process it rarely considers specific projects in the same level of detail that they are subjected to once they reach project stage (and planning applications are submitted). The Council will need to consider whether specific projects could give rise to significant effects on the environment by virtue of the nature, scale and location under requirements set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Where projects are deemed by the Authority (or in some cases the Secretary of State) as likely to give rise to significant effects these will be subjected to Environmental Impact Assessment. To date EIA has been undertaken, or is being undertakenon a number of residential sites which are proposed Local Plan Designations. These include sites at Drakelow Park, Boulton Moor, Chellaston Fields and Highfields Farm.

11.4 Where strategic sites are considered likely to have a significant effect on the environment and EIA is not required the Council will still usually require the submission of detailed environmental and other relevant data to help determine any planning application. This can include information considering, flood risk and drainage, contaminated land, air quality, noise and vibration, ecology surveys, transport assessments, cultural heritage and archaeology assessments and Landscape and Visual Assessments.

11.5 Developing a Monitoring Framework

11.1 The SEA Directive requires the significant environmental effects of plans and programmes to be monitored, in order to identify at an early stage unforeseen adverse effects and to be able to take appropriate action where necessary.

11.2 The monitoring undertaken on the Part 1 Local Plan will help to:

- monitor the significant effects of the plan
- track whether the plan has had any unforeseen effects
- ensure that action can be taken to reduce / offset the significant effects of the plan
- provide baseline data for future sustainability appraisals, and
- provide evidence of how the environment / sustainability criteria of the area are evolving.

11.3 The requirements of the SEA Directive focus on monitoring the effects of the plan. This equates to both the plan's significant effects and also unforeseen effects. It may be difficult to implement monitoring mechanisms for unexpected effects, or to attribute such effects to the implementation of the Plan when they occur as often other plans, projects or programmes could all effect the quality of environment, economic performance or the social aspects of the plan.

11.4 It is good practice for the monitoring of significant sustainability effects to be integrated with other monitoring of the Local Development Framework. For this reason, the Council will report significant sustainability effects as part of its existing monitoring regime. Proposed significant sustainability effects indicators are included in the Sustainability Appraisal Framework. These have been drawn from the baseline information and key sustainability issues identified within the Sustainability Appraisal Scoping Report and are identified to monitor potential significant adverse effects highlighted in the main report

11.5 A complete monitoring framework will be established prior to the Adoption of the Part 1 Local Plan.

SECTION 12: WHAT HAPPENS NEXT

12.0 What Happens Next

12.1 Sustainability Appraisal Report accompanies the Part 1 Local Plan Submission and is a key output of the appraisal process, presenting information on the likely effects of the plan.

12.2 The Secretary of State who will appoint an inspector to examine the Plan. The role of the inspector during the examination process will be to consider the soundness of theLocal Plan, using the sustainability appraisal as part of the evidence base.

12.3 If any significant changes are made to the Part 1 Local Plan as a result of the examination process that may lead to additional significant effects not already covered in the sustainability appraisal, the report may need to be reviewed and updated, with changes documented ahead of Plan adoption.

South Derbyshire District Council
Community and Planning Services

Local Development Framework

Sustainability Appraisal Modifications Update Local Plan Part 1 Main Report

2016

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Local Plan Part 1

Technical Appendices

May 2016

South Derbyshire Changing for the better

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APPENDIX 1 SCOPING REPORT CHANGES

Scoping Report Changes (changes in response to 2008 consultation)				
Organisation	**Change Proposed**	**Implemented**		**Reasoning/justification**
		YES	**NO**	
East Midlands Airport	Inclusion of The future of Air transport a consultation - 2003 (White Paper) in Table 1 of the Scoping Report	✔		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document
East Midlands Airport	Inclusion of The East Midlands Airport Masterplan (2006) in Table 1 of the Scoping Report	✔		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document
Environment Agency	Inclusion of the European Directive on the Assessment and Management of Flood Risks in table 1 of the scoping report	✔		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. Changes to the SA objectives have been made as a result of the inclusion of this Document in Table 1
Environment Agency	Inclusion of the level 1 Strategic Flood Risk Assessment (SFRA) in table 1 of the scoping report	✔		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. Changes to the SA objectives have been made as a result of the inclusion of this Document in Table 1
Environment Agency	Inclusion of Flood risk as a bullet point at paragraph 3.2.3 (now paragraph XXXX)	✔		This bullet has been added to reflect the importance attached to issues of flood risk (indicated by the level 1 SFRA for South Derbyshire) and the fact that PPS25 requires flood risk within the district be kept under review.
Environment Agency	Flood risk should be covered under Soil, Water and Air rather than as a Climate Change topic. This would tie in better with the descriptions in Table 1 and would better reflect the high level of risk currently experienced in the area. Potential for climate change impacts related to flooding should still be covered as a climatic factor.	✔		Existing flood risk is acknowledged, as is the likely increase in flood risk zones in South Derbyshire associated with climate change.
Environment Agency	Flood risk is a key issue within South Derbyshire and should be addressed as its own sustainability objective in Paragraph 5.1	✔		The issue of Flood risk has been separated from the broader climate change indicator and has been included as a Sustainability Objective within the scoping report
Environment Agency	Inclusion of the EC Water Framework Directive (80/68/EC) within the Scoping Document	✔		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Environment Agency	Inclusion of a number of Acts and Legislation which could be included within the Scoping Report including: National Groundwater Protection: Policy and Practice (GP3) Part 4. Environmental Protection Act 1990 Water Resources Act 1991 Environment Act 1995 The Groundwater Regulations 1998 Water Act 2003 Wildlife and Countryside Act 1981 Natural Environment and Rural Communities Act Countryside Rights of Way Act		✔	Clearly it is a requirement that the Core Strategy fully reflect all legal obligations from the legislation highlighted by the Environment Agency. However government guidance on Sustainability Appraisal does not set out a need to review all legislation just plans policies and programmes to identify sustainability objectives.
Environment Agency	Inclusion of PPS11 Regional Spatial Strategies	✔		This document has been inserted into the SA main report
Environment Agency	Inclusion of Natural England's Access to Natural Greenspace Standards as standalone objectives within the Scoping Report	✔		The ANGSt standards have been referenced, however following a review of Natural England's website it is unclear whether a parent strategy exists from which the targets have been taken.
Environment Agency	Inclusion of baseline data on priority species for the area and the number of local wildlife sites should be included.	✔		This information will help establish the baseline environmental conditions for South Derbyshire and is already collected by the authority.
Environment Agency	The SA objective on Biodiversity is centred around designated sites, there are many other sites that are not designated that are still important for habitats and species. The objective does not include the creation of habitats	✔		Similar comments have also been received from the Derbyshire Wildlife Trust and as such Sustainability Objective 1 has been amended to read: To avoid damage to designated sites and species (including UK and local BAP priority habitat species) and enhance biodiversity and geodiversity across the district. A further detailed decision making criteria has also been amended to read: Will it conserve and enhance natural and semi natural habitats including internationally, nationally and locally designated wildlife sites, or create new wildlife habitats.
Environment Agency	Geodiversity is not mentioned in the sustainability objectives	✔		See above
Environment Agency	There does not appear to be any consideration of waste issues in the Scoping report. There is also concern that the a number of gaps in data held by various agencies responsible for dealing with waste and as such the evidence base should be updated frequently to capture any emerging waste information be considered in preparing the LDF	✔		The Scoping report contains specific headline sustainability Objectives: ▪ To minimise waste and increase the reuse and recycling of waste materials and; ▪ To promote sustainable forms of construction and sustainable use of natural resources As such it is considered that waste is covered in the SA framework in some detail. It is however acknowledged that baseline evidence in respect of waste is 'patchy' and where additional information on waste is identified this should be used to inform LDF preparation.

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Derbyshire County Council	Given the impact of minerals extraction in South Derbyshire there is minimal reference to minerals in the report. There should be reference to Minerals Policy Statement (MPS1) The Baseline information section should include reference to mineral extraction at paragraph 3.6 Reference to mineral extraction and reserves should also be made in Table 3 "Key Issues" under "Material Assets" Reference to minerals should also be made at the appropriate sections of technical appendices	✔		MPS1 has been added to table 1 and baseline information on minerals extraction in South Derbyshire included in the baseline description of the District. In addition a detailed decision making criteria (sub objective) has been inserted under the headline objective To promote sustainable forms of construction and sustainable use of natural resources. This criteria is as follows: Will it help reduce the need for land won primary minerals including sand and gravel?
Derbyshire County Council	There is no mention of Education infrastructure and its requirements. The Council should be aware that development in this area needs to managed with reference to issues of education infrastructure.		✔	This point is noted and whilst changes to the scoping report are not proposed as a result of comments information on education infrastructure will be collected and presented in a series of Area Profiles for the District and these will feed into and be appended to the Sustainability Appraisal Report. In addition to address these concerns the Council along with other planning authorities within the Derby HMA are now attending regular meetings with the Education Authorities within Derby and Derbyshire to identify key issues and constraints locally.
Derbyshire County Council	Table 3 identifies key issues affecting particular aspects of the district including landscape. One key issue is the current economic climate affecting farming and the implications for the character of the landscape.		✔	The key issues set out in Table 3 does note that three quarters of the District's land area is in agricultural use, but farmers and those in related businesses are facing increasing pressure to diversify. However a further key issue included in this table also notes that uncontrolled or unsympathetic development could harm local landscape or townscape character. As such farm and rural diversification is acknowledged as a key issue as is the need to control inappropriate development both within towns and the wider countryside. However further baseline information on farm diversification and its drivers within the district will be included in relevant Area Profiles which will be appended to the Sustainability Appraisal Report.
Derbyshire County Council	In terms of monitoring effects on landscape character it would be helpful if the LDF was committed to producing a SPD to support landscape policy.		✔	This comment is noted but the preparation of the Core Strategy remains the Councils priority. The need for SPD on any issue is a matter to be kept under review.
Derbyshire County Council	The Derby Joint Local Transport Plan 2006-11 and the Derbyshire Local Transport Plan 2006-11 should be included in Table 1. Reference should also be made to the SEA work undertaken to support these plans including topic maps which provide details on many issues for example congestion relating to Swadlincote and Melbourne.	✔		The Derby Joint Local Transport Plan has been reviewed and added to list of documents in table 1 and Appendix 4. The information contained within the SEA of these documents will be reviewed and where relevant information from this assessment included in Area Profiles for the District which will be appended to the Sustainability Appraisal Report.
Derbyshire County Council	The South Pennines Integrated Transport Strategy should be reviewed and included in Table 1	✔		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Derbyshire County Council	The Derbyshire Sustainable Community Strategy should be reviewed and included in Table 1		✔	This document has already been reviewed and is included in Table 1 of the Scoping Report.
Derbyshire County Council	The objective regarding accessibility needs aligning with sustainable travel issues. As such the following alternative wording is proposed: To improve local accessibility to healthcare, education, employment, food shopping facilities and recreational resources, and promote healthy and sustainable travel and non travel choices	✔		The headline indicator has been amended as follows: To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.
Derbyshire County Council	Derbyshire County Council would be pleased to supply traffic data for monitoring purposes as described under climatic factors including the A511 and the A514.			This commitment is welcomed and this data will be collected to inform the LDF Evidence base and the SA work
Derbyshire County Council	Making the Connections, the final report on Transport and Social Exclusion should be reviewed and included in Table 1 of the Scoping Report.	✔		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document
Derbyshire County Council	There are two train stations in the District (Willington and Hatton and Tutbury), not one as suggested in paragraph 3.5.4	✔		The Text has been amended to reflect this fact.
Derbyshire County Council	In paragraph 3.5.4 transport and accessibility issues are under the heading "Population and Human Health". In table 3 they are under the heading "Climatic Factors". For consistency Transport Issues should be under the same heading throughout.	✔		The structure of the Scoping Report has been updated to reflect these comments
Derbyshire County Council	The Derbyshire Joint Local Transport Plan in the Technical Appendices should be corrected to read Derby Joint Transport Plan.	✔		The technical appendices have been amended to reflect this comment.
Derbyshire County Council	The Derbyshire Local Transport Plan should be included in the Technical Appendices	✔		The technical appendices have been amended to reflect this comment.
Derbyshire County Council	Section 15 of Appendix 2 could include NI198 children travelling to school – mode of transport usually used. This links to indicator 3.1 (page 45) Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary	✔		This indicator will be inserted into Appendix 4 and the information used to establish the baseline relating to transport for the District
Derbyshire County Council	The importance of securing developer contributions to support public transport schemes where these are needed, should perhaps be recognised recording the degree to which this is occurring.		✔	The Council will seek to formalise monitoring of section 106 agreements, which contribute towards transport improvements in its Annual Monitoring Report. Once a methodology for data collection is established data will be included into the area profiles and Appendix 2 (baseline Evidence) of the Scoping Report.
Derbyshire County Council	Heading is at page 11 of the Technical Appendices is labelled Material Assets continued. There should also be a reference to making the connections.	✔		The title error has been corrected and the outlined document has been included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Derbyshire County Council	Public transport provisions and car ownership should be transferred from climatic factors to population etc.	✔		The scoping report structure has been updated to ensure transport issues consistently are included under the same headings. As such all transport issues are now included under material assets..
East Midlands Regional Assembly	We welcome the accordance that the Sustainability Appraisal Scoping Report has with RSS8. It is noted that it would advantageous to include SA objectives on renewable energy and reducing the possible future impact of climate change especially the risk of damage to life and property.	✔		The SA Scoping report includes a headline objective regarding climate change and further detailed decision-making decision making criteria to dealing specifically with renewable energy. Flood risk has been separated out from the climate change objective to reflect comments received from the Environment Agency.
Foston and Scropton Parish Council	The EA and their consultants are currently preparing the River Dove Strategy which will be published in Draft in around 12 months time. The Conclusions of this document could have significant implications on local communities and SDDC should include it in their list of documents		✔	This document will be reviewed once available and will be used to inform the baseline (for example through the Area Profiles to be drawn up by the Council) and the key issues identified in the Sustainability Appraisal.
Sport England	The report contains the appropriate documents with respect to sport and active recreation to inform the report and assessment. The sustainability objectives with respect to sport and the Health and Wellbeing section are supported.		✔	This comment is noted
Sport England	Appropriate cross referencing should be provided between objectives to recognise and promote the wider contribution of sport and active recreation in respect of economic and social wellbeing		✔	This comment is noted
Natural England	The Documents Landscape Character of Derbyshire and the Derbyshire Rights of Way Improvement Plan be included in the list of Sub Regional strategies under the heading Population and Health.	✔		Both Documents have been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices.
Natural England	Natural England finds that the Scoping of the Plans and Strategies has been sufficient at this time. However we would wish for clear measurable targets in the final document and the DPDs which cover the maintenance, enhancement of the environment, wildlife and landscape, to create high quality, locally distinctive, resource efficient places where people want to live and work.	✔		These comment are noted
Natural England	NE would wish to see further information regarding SSSIs and NNRs and the Core Strategy should include a policy for protecting these areas (consistent with PPS9). The strategy should include policies on how opportunities for walking, cycling, riding will be maximised. It should also set out policies to safeguard Public Rights of Ways (ROW) and identify areas of under provision as well as increased access to the countryside through the development of green links between urban areas, open spaces and the Countryside		✔	Additional information on SSSIs and NNRs will be included in the Area Profiles being drawn up by the authority to help establish the evidence base for the District. In respect of comments relating to policy preparation within the Core Strategy document itself these comments are noted

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Derbyshire Wildlife Trust	UK and Local BAP Priority Habitats will in the main be encompassed within designated sites at all levels (e.g. International to Local level) but not entirely. Recent revision of the UK BAP2 has seen the introduction of two new Priority Habitats; Traditional Orchards and Open Mosaic Habitats on Previously Developed Land. As these are newly identified habitats of nature conservation importance the extent of these habitats within South Derbyshire District, is currently unknown. Work is currently ongoing to attempt to map these features. Additionally, some UK and Local BAP Priority Habitats (for example Hedgerows) will be present in the wider countryside and not restricted to designated sites.		✔	These comments are noted and liaison with DWT to establish when data on additional Priority habitats will be available.
Derbyshire Wildlife Trust	Please note that the currently adopted terminology for Wildlife Sites in Derbyshire is 'Local Wildlife Site'.	✔		The Scoping Report has been amended to reflect this fact.
Derbyshire Wildlife Trust	The scoping report has identified (3.6.3) that the District has a significant amount of previously developed land. Much of this has the potential to correlate with the habitat description for Open Mosaic Habitats on Previously Developed Land. As it has been identified that during 2006/07 that 86.2% of new homes were built on previously developed land we would advise that it is likely to be important to ascertain the extent of this particular new UK BAP Priority Habitat within the District so that this information can be used to inform the Core Strategy and Sustainability Appraisal process.		✔	These comments are noted and liaison with DWT to establish when data on additional Priority habitats will be available.
Derbyshire Wildlife Trust	There is a notable absence of any mention of protected or UK and Local BAP Priority Species within the baseline information, despite that fact that there is data available for many of these species.		✔	These comments are noted and liaison with DWT to establish the scope of information available on Local BAP Priority Species
Derbyshire Wildlife Trust	There may be benefit if line 1 of the key issues table could be expanded to include locally designated sites.	✔		Following consideration this text has been amended to reflect DWTs comments.
Derbyshire Wildlife Trust	We would advise that the revision of line 2 of table 3 would also be of benefit possibly to read: New development could lead to the loss or deterioration of UK and local BAP priority habitats and species	✔		Following consideration this text has been amended to reflect DWTs comments.
Derbyshire Wildlife Trust	In light of comments above we would advise that a slight revision of the wording of sustainability objective 1 would be of benefit, for example: To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✔		This Sustainability Objective has been amended to reflect DWT concerns

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Derbyshire Wildlife Trust	We suggest the inclusion of geodiversity within objective 1 for reasons relating to National Indicator 197 which we discuss later in this response. Consequently we advise the removal of geological diversity from objective 14. Further clarification of what the Council considers to undeveloped land should also be set out.	✔		Reference to geological diversity has been removed from Sustainability Objective 14 and will be dealt with within Objective 1 as outlined above. The monitoring data to be to be used in respect of geodiversity has also been amended to reflect DWTs comments.
Derbyshire Wildlife Trust	We would also wish to see a similar revision to the species diversity decision making criteria: This could read: Will it conserve protected species UK and Local BAP Priority species and enhance species diversity	✔		This detailed decision making criteria has been amended to reflect DWT comments
Derbyshire Wildlife Trust	We would advise that there are additional conflicts which have not been identified: these are: Objective 1 and 14. In seeking the reuse of brownfield land in order to minimize greenfield land take this could create a conflict as previously developed land often has a far greater biodiversity value than intensively managed agricultural (greenfield) land Objective 1 and 15 in seeking to provide new walking, cycling and horseriding routes these are often targeted on former transport routes. These often have high biodiversity value and many are on locally designated sites. Objective 1 and 16 Some renewable energy sources have been implicated as having a negative impact on biodiversity. For example wind turbines. An additional conflict with biodiversity and flood risk is also identified which will be noted against the flood risk SA Objective added to the SA framework as a result of comments from the EA	✔		The above comments are noted and the conflict have been detailed in Table 6 of the SA Scoping Report
Derbyshire Wildlife Trust	It should be noted that geodiversity is not the Trusts area of expertise We would recommend that the association of UK RIGS groups should be consulted. There contact details are: National Stone Centre	✔		The following details have been added to the Councils Core Strategy Consultation Database and will be consulted on all further LDF and Sustainability Appraisal Consultations.
English Heritage	The European Landscape Convention aims to encourage public authorities to adopt policies and measures at all spatial levels to protect, manage and plan the use of landscape. This document should be reference in the plans, policies and programmes considered in the SA Scoping Exercise	✔		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices.
English Heritage	Although not government guidance EHs recently published Conservation Principles for the Sustainable Management of the Historic Environment should be referenced in the plans, policies and programmes considered in the SA scoping exercise	✔		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices.

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
English Heritage	At appendix 1 Statements relating to PPG15 and 16 state that these documents are for guidance only and implies they have different status from the other PPGs/PPSs. The set out Government policy on the historic environment	✔		This is noted and reference to these PPGs being for guidance only has been deleted.
English Heritage	In respect of PPG15 the first bullet in column 2 should read: Protect and enhance the historic environment in town and country.	✔		A minor alteration has been made to this bullet to reflect comments.
English Heritage	In respect of PPG16 the key message should read: The Core Strategy should set out a strategy for the protection and enhancement of scheduled monuments, other archeology and heritage features within the District	✔		The text set out in this column has been amended to reflect comments
English Heritage	There is a need for a better understanding of the district's historic environment to inform development decisions. Characterisation has a role to play in this. As well as conservation area appraisals (and management plans) referred to in the evidence base the county historic landscape characterization and extensive urban surveys are examples of this. The County Heritage record will advise on the availability of these and other studies.	✔		The District Council is aware of historic landscape characterisation work being undertaken at County level and will liaise with the County on this and other sources of evidence which will be fed into the evidence base (including area profiles).
English Heritage	The buildings at risk register has been replaced by the heritage at risk register, which covers designated assets in addition to listed buildings. This should be reflected in the indicators for cultural heritage under 17.0 in appendix 2 etc. A link can be found on the EH website.	✔		The baseline evidence (indicator) at Section 17 in Appendix two has been updated to reflect this change.
English Heritage	There should be some recognition of historic landscapes and the County Historic Landscape Characterisation either under landscape or under cultural heritage within the baseline	✔		This point is noted and text will be added to the main report where relevant and will be captured in area profile which will also form part of the evidence base for the LDF.
English Heritage	The analysis at page 20 (key issues table) only focuses on negative impacts. A better way of expressing key issues related to the historic environment would be: The cultural heritage (including archeology) of the district could be affected through the loss of historic assets or by unacceptable changes to their setting; the character of historic settlements could be adversely affected by growth, but sensitive development could result in opportunities to enhance historic places and improve public access to historic sites	✔		These comments have been noted and the key issues table amended to read the following: The cultural heritage, including archeology of the district could be affected through the loss of historic assets or by unacceptable changes to their setting; but sensitive development could result in opportunities to enhance historic places and improve public access to historic sites

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
English Heritage	We recommend that the SA objective (17) dealing with cultural heritage is split into two and amended as follows: “to protect and enhance cultural, architectural and archeological heritage of the district. “to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes”	✔		It is accepted that conserving the Districts heritage and promoting access to culture or heritage are different issues which can dealt with separately. To reflect these comments an additional indicator has been added to the SA Framework
English Heritage	To reflect amendments to the SA Objective (which has been split into 2 new objects) detailed decision making criteria should be amended to: “will it protect and enhance, including setting, the historic architectural, archeological and landscape of the District?” “Will it improve access to the public and the understanding of the District’s historic and cultural facilities”.	✔		These changes have been made to reflect amendments to the SA objectives.
English Heritage	The detailed indicator referring to buildings at risk highlighted in the SA framework should be amended to read heritage at risk.	✔		This amendment has been made to reflect the way that this data is now recorded by English Heritage.
English Heritage	The Indicator in the SA Framework to measure the proportion of Conservation Areas with an up to date character appraisal should be updated to read proportion of Conservation Areas with an up to date character appraisal and management pan	✔		This amendment to the detail has been made.
English Heritage	The compatibility matrix should be updated to reflect potential conflicts between cultural objectives and objectives to deliver more housing and employment within the District	✔		Amendments to reflect potential conflicts between protecting cultural and historical assets and new development have been flagged up within Tables 5 and 6 of the SA Scoping Report
Highways Agency	The Department for Transport’s Circular 02/2007 Planning and the Strategic Road Network should be included in Table 1 and Appendix 1 to inform the SA scoping Report	✔		This document has been reviewed and added to the main report and a summary of its objectives included in the Scoping Report Technical appendices.
Highways Agency	The Department for Transport’s Towards a Sustainable Transport System – supporting Economic Growth in a low carbon world should be included in Table 1 and Appendix 1 to inform the SA Scoping Report	✔		This document has been reviewed and added to the main report and a summary of its objectives included in the Scoping Report Technical appendices.
Highways Agency	Table 3 may benefit from the inclusion of specific key issue associated with wider strategic transport routes	✔		As a result of discussion with the Highways Agency it is now understood that the Strategic Road Network within South Derbyshire and in Districts Immediately surrounding the District are at or near capacity and frequently suffer from congestion. As such Local and Strategic transport issues have been separated out for the sake of clarity

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Highways Agency	Table 6 addresses the compatibility of the draft sustainability objectives, and reference is made to achieving sustainable levels of economic growth, housing and employment growth and the need to reduce and manage the impact of climate change. The Highways Agency recognises the need for sustainable economic growth and for housing and employment growth to be balanced. To this end the EA notes the comments on page 31 about higher levels of commuting through the creation of new jobs. The statement that: "the development of more, and higher quality of jobs locally could rebalance the local labour market and reduce out-commuting of the district" requires further explanation/evidence in moving forward with both the SA and Core Strategy Options. It is not clear upon what basis this comment is made or over what timescale the rebalance will be achieved.	✔		This comment is noted and further information will be incorporated into the LDF evidence base within areas profiles and within relevant topic papers
Internal (SDDC) comment	The detailed decision criteria (sub objective) to reduce the amount of Greenfield land lost under the headline objective to promote sustainable forms of construction and sustainable use of natural resources as the sustainable use of land is covered under its own detailed objective	✔		This change has been made to the SA Framework .

The above Changes were integrated into the amended scoping report which was then uploaded onto the internet in Jan 2010. Following a period of significant policy change in 2010-12 the Scoping report was subsequently updated to reflect changes to policy and evidence which had taken place. An updated Scoping Report was then produced in July 2012 and subject to a further 5 Week consultation with statutory and other relevant stakeholder organisations. The following schedule highlights the changes made to the updated

Scoping Report Changes (changes in response to 2012 consultation)				
Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Derbyshire County Council	Sustainability Objectives 7 and 8 need to include decision making criteria and indicators in the table on pages 21and 22. A further indicator for both would assist in sustainable development, especially the implementation of travel plans for development (housing, business etc) and their subsequent monitoring to ensure the measures are being implemented, and that targets are being met. A possible indicator for this could read "the percentage of Travel plans included in Section 106 agreements that are regularly monitored.	✔		The requested amendments have been made to the SA Framework.

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Environment Agency	**Recommend inclusion of the National Planning Policy Framework and associated technical guidance under national programmes for soil, water and air**		✔	**The NPPF and associated technical guidance has been added to the list of national plans (under the heading of population and human health). And whilst it is acknowledged that the NPPF does include policy in respect of soil, water and air (and should therefore be referenced in any appraisal of issues on these topics it does not need to be referenced again.**
Highways Agency	Some base year information is available in the Derby HMA modelling and a brief overview of existing transport conditions could be provided in Section 3.3 of the scoping report.	✔		Information on morning and evening peak hour flows added to sections 3.3 of the scoping report.
Highways Agency	The HA consider that a further issue is the extra pressure that new development will place on existing transport (particularly the SRN) and the anticipated significant constraints on private and public funding and the implications this has for delivering required new infrastructure to meet demand and manage adverse impacts.	✔		The following key issue has been added to table 3 of the scoping report t reflect this comment: New development will place extra pressure on existing transport infrastructure (including the SRN), although significant private and public sector funding constraints exist, which could have implications for the delivery of new infrastructure to support growth.
Highways Agency	The HA broadly supports the list of sustainable objectives set out in 5.1 in the Scoping Report. It is suggested that the detailed indicator with regard to "minimising the impact of traffic congestion on the strategic and local road network" should relate to journey times as well as well as traffic counts on selected strategic roads in the district. Traffic count information is available from the HA and Derbyshire County Council while journey time information is available from DFT.	✔		Following detailed indicators have been added to table 4 of the Scoping Report (The Sustainability Appraisal Framework): Traffic Counts on selected strategic roads in the District Journey time data for SRN and / average speed data for Derbyshire Local Authority managed A roads. These will be used to measure the performance of the SA objective to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)
Highways Agency	The HA notes that there is no detailed indicator with regard to "making the best use of infrastructure which serves new development".	✔		An indicator on the number of Waste Water Treatment Works operating above identified capacity in the District has been added in response to this comment.
Highways Agency	The HA notes that the Scoping Report indicates that "providing decent and affordable homes that meets local needs" is compatible with "making the best use of existing infrastructure and reducing the need to travel and increasing opportunities for non car travel". The HA considers that there could be a conflict between these two objectives in that there may be pressures to locate development in areas with poor accessibility or areas where significant new transport infrastructure may be required to overcome existing transport infrastructure deficiencies.	✔		This comment is acknowledged and the possible conflict between these two objectives has been detailed in table 6 of the Scoping Report.
English Heritage	We understand that Appendix 1 has yet to be updated since 2010. The NPPF now supersedes any previous reference to PPG15 and 16 and PPS5. Other documents and strategies are also likely to be relevant	✔		Appendix 1 will be updated to reflect changes to policy and updated baseline information. All references to PPG15/16 and PPS5 have been deleted and replaced with reference to the NPPF where relevant.

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
English Heritage	Please note that the historic landscape Characterisation has been carried out for Derbyshire and should be included as part of the baseline	✔		This is noted and reference to the County Council's Areas of Multiple Environmental Sensitivity (which includes the historic landscape Characterisation work) as well as a general assessment of landscape sensitivity is included in the baseline and Table 2 (Evidence to be collected to inform SA work)
English Heritage	We note the outdated reference to PPS12 within para 3.2 which requires amending. We have enclosed a copy of our recently published guidance entitled 'Heritage ion Local Plans: how to create a sound plan under the NPPF'. Which includes detailed advice with regards to gathering evidence as part of the local plan and SA process and gives suggested sources of evidence, which is relevant here.	✔		Reference to PPS12 has been deleted and replaced with reference to the NPPF.
English Heritage	We note the section on cultural heritage under 3.9. Please note that the quoted figures for designated heritage assets appear not to have been updated from the figures quoted in appendix 1 which are referenced to 2007 and 2008. According to our records South Derbyshire contains 713 listed buildings comprising of 48 Grade I, 48 Grade II* and 617 Grade II, 22 scheduled monuments and 22 conservation areas.	✔		Facts and Figures quoted in section 3.3 of the Scoping Report have been updated to reflect these comments
English Heritage	Paragraph 3.9 refers to list buildings at risk. The national buildings at risk register has now been replaced by the heritage at risk register which covers other designated heritage assets in addition to listed buildings. This information can be accessed on the English Heritage website. This information covers all types of designated asset including listed buildings (grades I and II*), scheduled monuments, registered parks and gardens, places of worship and conservation areas at risk. Overall there are 14 entries on the National Heritage at risk list and more included on the DCC list.	✔		Facts and Figures quoted in section 3.3 of the Scoping Report have been updated to reflect these comments
English Heritage	The evidence base for the local plan and SA should go further than simply setting out a list of designated heritage assets and should also consider local assets, the likelihood of unknown assets (particularly archaeology) to be discovered in the future and the historic character of landscapes and townscapes.	✔		Additional contextual information has been inserted into section 3.3 of the Scoping Report to reflect these comments
English Heritage	As per the NPPF there should be some recognition of historic landscape character and the historic landscape characterisation which has been undertaken in Derbyshire	✔		This is noted and reference to the County Council's Areas of Multiple Environmental Sensitivity (which includes the historic landscape Characterisation work) as well as a general assessment of landscape sensitivity is included in the baseline and Table 2 (Evidence to be collected to inform SA work)

Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
English Heritage	The detailed decision making criteria set out in Table 4 , for cultural heritage is unclear as it only refers to the protection of setting, whereas this should include for the protection and enhancement of the assets themselves as well as their setting. We suggest this be amended to state: *"will it protect and enhance, including setting, the historic, cultural, architectural and archaeological features of the District"*	✔		The suggested amendment has been made to the Sustainability Appraisal Framework (Table 4)
English Heritage	The detailed indicators cited in table 4 should be broadened out to cover all types of heritage asset rather than just listed buildings.	✔		The suggested amendment has been made to the Sustainability Appraisal Framework (Table 4)

Appendix 2: KEY ISSUES

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of Local Plan
Biodiversity, Flora and Fauna				
New development may affect specific internationally, nationally, or locally designated wildlife sites	There are 6 SSSIs, which are located wholly or partly within South Derbyshire, one of which is a special Area of Conservation (SAC), and hence of European Importance. Presently only 17% of SSSIs by land area in Derbyshire are in a favourable condition, with almost all the remaining area being in an 'unfavourable recovering' condition. The River Mease SAC is in an unfavourable condition due to elevated levels of phosphates in the River. Pollution from nutrients is the result of a combination of discharges from local waste water treatment works, diffuse urban pollution and agricultural sources. There are 156 non-statutory wildlife sites covering 4.9% of the District, which are of ecological value at the County Scale. Only a third of these are recorded as being positively managed for wildlife.	Natural England Website Local Plan Habitat Regulations Screening Assessment River Mease Water Quality (Phosphate) Management Plan Derbyshire Wildlife Trust Annual Report	**Continued degradation and possible loss of sites**. Without the Local Plan setting out a positive strategy for growth to meet future housing and commercial development needs, the location and scale of new development will be controlled through the development control process rather than through development being targeted to locations with greater environmental capacity. In particular, greater levels of growth could take place in the River Mease catchment, which could lead to an increase in phosphates into the River (up to existing treatment work consents), or as a result of diffuse pollution from surface water or non mains foul water treatment. The Local Plan could also help improve the management of locally important wildlife sites where these are integrated into development, and could control losses of wildlife sites through the inclusion of appropriate site protection policies in the Plan.	**Moderate-Major:** The Local Plan could significantly reduce the impact of new development on sites designated for their environmental importance. New development could be steered away from areas sensitive to growth such as the River Mease, which could be affected by growth in South Derbyshire in combination with that proposed in North West Leicestershire. This could allow long term projects by Severn Trent Water, Natural England and the Environment Agency to reduce phosphate levels to the long-term target of 0.06mg/l, without causing further significant increases to phosphate levels attributable to further development. The Local Plan could also steer new development away from local and national wildlife sites, and seek to improve the management and links between sites where these are related to new development projects.
New development could lead to the loss or deterioration of UK and local BAP Priority habitats and species.	Many Local Wildlife sites or identified BAP Habitats are located within or adjoining existing settlements. A recent review of the management and condition of County level (Local Wildlife Sites), indicated that many sites have been degraded or lost as a result of poor management and/or development pressure. A recent survey, to establish the proportion of Local Sites where active conservation management is being achieved, highlighted that only one third of sites achieved this.	South Derbyshire Environmental Audit Review of Non statutory County Wildlife Sites undertaken by Derbyshire Wildlife Trust	**Continued degradation and possible loss of sites:** To date, losses of wildlife sites to development have been modest, as sites have been protected through existing Local Plan policy from physical loss due to development. However, the Local Plan is out of date, and has been superseded by policies of the NPPF, which is less detailed. It is anticipated that losses of sites due to development will remain relatively modest, as wildlife sites have limited protection through national policy.	**Moderate:** The Local Plan would include relevant polices to protect wildlife sites of local importance or other sites which are inhabited by protected species, in order to ensure losses or the deterioration of wildlife sites resulting from physical development are minimised. It would also support the delivery of green infrastructure including priority habitats and species included in local biodiversity action plans.
Population and Human Health				
South Derbyshire has the fastest growing population in Derbyshire, and this is placing demand on local infrastructure and services.	The district is growing by more than 1% per annum. However, this growth is exerting pressure on existing infrastructure such as schools and doctors' surgeries, and will require significant new infrastructure provision to be sustained over the plan period.	Community Strategy for South Derbyshire 2005-2010 ONS 2010 sub-national projections	**Continued population growth at a rate higher than any other Derbyshire Authority:** the district's population is forecast to increase by 31% between 2010 and 2035. Over the same period, England is forecast to grow by 19%. This rapid growth will place a significant strain on local transport, education and health care infrastructure/services, and the expansion or upgrade of existing infrastructure to meet uncoordinated growth demands may not be possible in some areas, triggering the need for new strategic infrastructure provision.	**Moderate/Major** The Local Plan and associated Infrastructure Delivery Plan could help ensure that new facilities and infrastructure required to meet development needs and natural changes in population can be secured as part of new development. Further the Plan could ensure that infrastructure is delivered in a timely manner to the benefit of existing and new communities. In particular, the Plan could help deliver strategic infrastructure delivery, by allowing multiple contributions to pay for large projects. This may not be possible in the absence of the Local Plan.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Population and Human Health				
The District has an aging population	The number of residents aged over 65 is forecast to increase from 14.5% in 2001, to 21.5% in 2028	Review of baseline data ONS 2010 sub-national projections	**The district population will continue to age.** The proportion of residents aged 65 and over will continue to increase, as residents live longer and birth rates fall. This increase could lead to changes to the types of accommodation required, and how healthcare and leisure facilities are used within the district.	**Moderate/Major:** The Local Plan will not itself lead to changes in local demographics, (although clearly housing provision could support the continued movement of working age people out of Derby City into South Derbyshire to live). In addition, the Plan can ensure that new development meets the needs of all sections of the local community, including those of an ageing population, through the delivery of appropriate accommodation and new infrastructure and service provision.
The cost of housing within the District is unaffordable for many within the local community.	Between July 2002 and June 2007 house prices increased by an average of 68.5% within the District. However, increases for terraced dwellings increased by around 92.4%, whilst the average cost of a detached home increased by 53.2%. Since 2007 average house prices have remained broadly static, and currently the average cost of a home in the district is £166,000. However, homes in some areas such as Aston, Repton and Melbourne tend to be significantly more expansive than those in Swadlincote and Hilton.	South Derbyshire Local Housing Strategy Land Registry Data Annual Monitoring Reports Derby HMA Housing Requirement Study 2013 Derby HMA Strategic Housing Market Assessment 2013	**Short term: Deterioration in affordability. Medium to long term: Uncertain.** Housing Affordability is largely determined by house prices (themselves largely based on economic cycles and housing supply), and the ability of households to buy property (household income, availability of credit). Given the difficulty in forecasting economic trends, it is difficult to predict whether housing affordability will change, and which direction such change will take, although it is now widely anticipated that house prices will increase slightly in the short to medium term as a result of government initiatives such as Help to Buy; of low interest rates; and a lack of new and existing homes coming to market.	**Major:** The Local Plan could generate significant new housing development, which in turn could significantly increase housing delivery, and hence supply and choice. It would also (in combination with other plans within the HMA and across the region) help to significantly boost housing delivery, which could have a very limited impact on affordability. Most significantly however, the Plan could specify appropriate affordable housing requirement (i.e. an average of 25% across all developments) to ensure that affordable housing needs are fully met by the close of the plan period.
The District has a significant population of gypsies and travellers whose needs differ compared to the wider population.	South Derbyshire has provided 22 Gypsy and Traveller pitches since 2007. Post 2012, based on assumed growth of the gypsy population of 3% per annum, an additional 15 pitches will be required every 5 years to meet the needs of newly forming households.	Draft Gypsy and Traveller Accommodation Needs Assessment South Derbyshire Annual Monitoring report 2011-12	**Continued increase in demand for pitches over the Plan period:** The GTAA indicates that new public gypsy and traveller sites would be best located outside of South Derbyshire, possibly within Amber Valley or Derbyshire Dales within the southern part of the County. In the absence of a Plan, needs will be met having regard to identified need and national policy. A Local Plan could give the Authority greater control over the location of sites, although it is unlikely that overall supply of sites would be impeded significantly in the absence of policy, as demonstrated by delivery rates since 2007 (which have occurred in the absence of local policy guidance).	**Moderate:** The Local Plan would include a gypsy and traveller policy to ensure that future needs can be met within the Plan period on appropriate sites. Such a policy could control the location of sites (although not necessarily the number, as these would probably be delivered in the absence of the Plan).

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Levels of deprivation vary through the District, with particular pockets of Deprivation within the Swadlincote urban area.	South Derbyshire is ranked at 221 out of 354 local authorities on the Government's indices of deprivation (where a rank of 1 indicates the most deprived). Between 2007 and 2010 the Authority recorded a slight improvement in its relative performance compared to other administrative areas. However, whilst on average levels of deprivation are lower than surrounding Districts there remain pockets of deprivation, with a small number of wards in the District being located in the poorest 20% of wards nationwide. These include Hartshorne and Ticknall, and Newhall and Stanton.	Indices of Multiple Deprivation 2007 Indices of Multiple Deprivation 2010	**Possible general increase in deprivation levels, but with large variations between different parts of the District.** IMD is derived from seven topic areas including income; employment; health and disability; education, skills and training; barriers to housing services; crime; and living environment deprivation. Multiple agencies are responsible for tackling different forms of deprivation, which is measured against the population as a whole. This makes prediction of form and scale of deprivation difficult.	**Minor/Moderate:** the Local Plan can seek to ensure that its policies seek to tackle identified local pockets of deprivation. For example, through the provision of new housing (including affordable homes), and employment opportunities close to deprived areas, which are well served by a variety of transport means, and by the provision of new health care and open space facilities.
Skill levels vary significantly across the District.	There is a general dichotomy in educational attainment, with resident in the northern part of the District more likely to have higher-level qualifications than those around Swadlincote. For example, around a third of residents in Etwall, Repton, Aston, North West and Hilton have higher qualifications; whilst in the Swadlincote area (Church Gresley, Newhall and Stanton, Woodville, Midway, Swadlincote and Linton) the proportion of people with higher level qualifications falls to around 10%.	Review of baseline data ONS Census Data 2001/2011 NOMIS Data	**Continued improvement Likely:** A range of organisations are responsible for delivering education and training provision. Significant evidence exists that skills levels throughout the population are improving at the District Level, and this is borne out in recently updated census data for the district as a whole, although evidence at ward level will not be updated until after the more detailed 2011 census information is published.	**Minor/Moderate:** The Local Plan can make provision for new education facilities where need is identified, and can seek to encourage the development of businesses which reflect the (improving) skills of the District, and which may make a limited indirect contribution to up-skilling the workforce.
Crime rates within the District are low, but fear of crime remains a significant issue	Crime rates within the District are low, and South Derbyshire is one of the safest places to live in Derbyshire. Levels of crime have generally fallen per 1000 people since 2006/07. Despite this, there is evidence suggesting that fear of crime remains a key issue locally.	South Derbyshire Community Strategy 2009-29 Safer South Derbyshire Plan (2011-14)	**Continuation of falling crime rates (in the short term).** There have been significant reductions in crime levels over the past decade, and reductions are expected to continue at least in the short term, consistent with national trends. However, fear of crime remains a significant issue within the local community.	**Minor:** The Local Plan can ensure that new developments are required to incorporate crime reduction design techniques. It can also seek to regenerate derelict or underused parts of the District, which can be a focus of antisocial behaviour or vandalism. The inclusion of appropriate design guidance within a design excellence policy could help ensure new development contributes towards the creation of safer communities.
Many rural communities are increasingly becoming dormitory in nature, as a result of losses of existing local shops and services	Recent years have seen losses of a number of village shops, post offices and public houses. Coupled with this trend, there is also increasing pressure on many employment sites within some larger villages for re-use for housing. The loss of such facilities is making many rural residents more reliant on car journeys to access facilities and employment.	Annual Monitoring Reports South Derbyshire Community Strategy 2009-29	**Continued loss of some village shops and other services.** Economic and social change will continue to exert pressures on some local services and shops. The adopted Local Plan does not include policies, which seek to retain local services such as shops or post offices. As such, without a policy to prevent losses, it is likely that some losses would continue into the future.	**Minor/Moderate:** The Local Plan can seek to prevent the loss of key services in rural areas through the inclusion of relevant policies to promote new service provision and prevent the loss of existing services. It can also seek to promote the development of new employment in the countryside, subject to wider sustainability considerations. However, the effectiveness of any protection policy is not fully clear, as ultimately the planning system cannot stop shops or services being lost, it can only control the change of use of facilities.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Less than a quarter of District's residents frequently participate in physical activity	Sport England has set a target to increase participation in sport and physical activity by 1% a year to 2020, (physical activity being defined as the percentage of the population over 16 participating in at least 30 minutes moderate intensity sport and recreation or sport on 3 or more days per week). Presently around 13% of adults in South Derbyshire take part in this level of sport, up from around 11.5% in 2007. This is in line with the national average.	SDDC PPG17 Assessment South Derbyshire Health Profile 2007 South Derbyshire Health Profile 2012	**Continued limited improvement in participation rates.** it is likely that the number of adult taking part in sport and other physical activity will continue to improve in the short to medium term (a number of local strategies include objectives and targets to increase participation in sport). It is expected that these strategies will help improve participation in sport locally.	**Minor:** the Local Plan could work alongside local recreational and play strategies to ensure that new development is bought forward in conjunction with new open space, sport and play provision (including new sports pitch provision across the district and new built leisure provision in Swadlincote and in the Derby Urban Area). This will help ensure that new and existing communities continue to have opportunity to benefit from recreational or formal and informal leisure space close to where they live.
Material Assets				
The District's has a relatively small workplace workforce and is reliant on manufacturing for many of its jobs	The number of people employed within the manufacturing industry continues to decline, due to structural changes to the economy at the national level. Within South Derbyshire, 17% of all people employed work within the manufacturing sector, which is significantly higher than the England average (19%). Similar rates recorded in the 2001 Census indicated that 25% of people worked in manufacturing in South Derbyshire compared to 15% in England.	D2N2 Economy Report Census 2001, 2011 NOMIS Data Derby Housing Market Area Employment Land Review 2008)	**Reduction in number of people employed in manufacturing locally.** Continuing structural changes in the economy are likely to continue reducing the number of people employed in this sector, both locally and nationally in the short term. Longer term trends are uncertain and could be influenced by government objectives to 'rebalance' the economy.	**Moderate**: The Local Plan can seek to deliver an adequate supply of good quality employment sites that meet the needs of a range of employment sectors including local manufacturers, thereby facilitating the diversification of the local urban and rural economy. The Plan could also include policy to facilitate extensions to existing facilities, to allow for the continued expansion of local and national businesses.
There remains pressure on existing employment sites to be developed for housing.	A number of employment land sites have already been lost within the District, most notably within the Swadlincote area, but also in a number of key service villages. In addition, there is continuing pressure on many employment sites because of government targets to deliver new housing developments on previously developed land, coupled with the uplift in land value landowners and developers can gain through successfully securing approval for the residential use of existing commercial sites.	Economic Development Team Baseline Data Annual Monitoring Reports Employment Land Review (2008)	**Continued loss of employment sites around Swadlincote:** increasing losses of employment land as isolated urban or village industries continue to come under pressure for redevelopment for residential use.	**Major:** The Local Plan could seek to include policies that safeguard existing and proposed employment land sites, and hence stem the loss of employment land to other uses; it could also deliver the managed release of poor quality employment land to other uses, ensuring that sufficient sites are bought forward to replace losses.
Three quarters of the District is in agricultural use, but farmers and those in related businesses are facing increasing pressure to diversify.	Over 70% of the District is in Agricultural use, and there is increasingly a need for farmers, or those companies traditionally associated with the farming industry, to supplement incomes through the creation of new economic opportunities through rural diversification.	DEFRA Agricultural and Horticultural Survey – England South Derbyshire Annual Monitoring Reports	**Continued interest in farm and rural diversification likely.** The trend towards the diversification of the rural economy has been triggered by volatile farm incomes and changes to agricultural practice, together with increasing leisure and recreation opportunities associated with The National Forest and other tourism resources. It is likely that continued demand for farm and rural diversification will persist in the short to medium term.	**Moderate**: The Local Plan can include appropriate policies which seek to facilitate the diversification of the rural economy (including farm diversification), subject to wider sustainability considerations.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Unemployment rates are on average low, but vary significantly across the District.	Unemployment within the District stood at 1.4% in May 2014. This is significantly lower than both the Derbyshire and England averages (2.0% and 2.5% respectively). However, it is worth noting that unemployment rates are generally higher around Swadlincote, and within the male population.	Monthly unemployment statistics for Derby and Derbyshire (May 2014)	**Slight improvement likely.** It is expected that the average unemployment rate will continue to fall across the district as the Economy continues to improve, following constrained growth in recent years. However, unemployment rates within some parts of the District consistently remain higher than the District Average, pointing to underlying issues which may need addressing at the local level.	**Moderate/Major**: The Local Plan can promote the regeneration of existing low quality employment land and derelict land, which, coupled with provision of adequate new employment land, could help bring in new businesses and jobs, reducing the jobless total in areas which suffer above average unemployment rates.
The District is well served by the strategic road network, although many routes suffer frequent congestion.	The District has relatively good access to strategic north-south transport routes (M1, M42/A42 and A38), as well as good access to east-west routes in the Northern part of the District (A52, A50).	Derbyshire Local Transport Plan 2011-2026 Derby HMA transport modelling	**Uncertain:** Works to the A453, M1 and A38 could increase capacity on the existing strategic road network close to South Derbyshire. However, large scale growth around the Southern edge of Derby could, in particular, affect capacity on the A50 and junctions at Chellaston and Willington and the A6.	**Minor/Moderate**: the Local Plan can seek to manage and reduce travel demand through the development of sustainable and mixed communities, which have access to a choice of transport means. It can also promote developments which can achieve a modal shift away from road transport, and control the location of new development in relation to the strategic highways network
Local Transport routes are relatively poor and suffer congestion particularly during peak travel times.	Local routes within the District are underdeveloped placing significant pressure on a number of key local routes including the A511, A514 and A444, all of which are subject to congestion at peak times.	Derbyshire Local Transport Plan 2011-2026 Derby HMA transport modelling	**Increasing congestion on local roads:** It is expected that without measures to reduce car usage locally, and in the absence of new road provision, congestion on the A511, A514 and A444 will continue to increase with congestion becoming more frequent and more severe than at present, as a result of additional development and continuing trends towards higher car usage.	**Moderate/Major:** the Local Plan can seek to promote the development of new infrastructure to relieve pressure on existing transport routes. It can also seek to manage and reduce travel demand, through the development of sustainable and mixed communities which have access to a choice of transport means, and support the delivery of new walking, cycling routes and public transport delivery.
Public transport provision across the District is variable.	Public transport provision varies significantly across the District. Public transport provision is more comprehensive around Swadlincote and on the fringes Derby City, whilst more rural parts of the District tend to have comparatively poor level of provision.	Derbyshire Local Transport Plan 2011-2026 Derby HMA transport modelling	**Continuation of Current Trend:** Public transport services will continue to be focused in locations where the demand is greatest. As such, the provision of public transport services in the most rural parts of the District may remain limited, reflecting market demand for the provision of such services.	**Minor-Moderate:** the Local Plan can seek to locate development close to existing public transport routes, which could help to sustain existing services. It can also seek developer contributions to support public transport schemes where these are needed.
There are high levels of car usage and ownership within the District.	The rural nature of the District, coupled with the relatively low number of workplace jobs located in the District, makes residents dependent on the private car for accessing jobs. In 2011 13.5% of households had no access to a car, whilst 40.9% and 35.2% respectively had access to either one car, or two cars. As such, car ownership is considerably higher within the District than at the national level.	Census 2001 Census 2011	**Unclear:** Most new development is likely to be targeted to sites on the edge of Derby City or Swadlincote as sustainable urban extensions. As such, these areas are likely to be relatively well served by public transport, and located closer to key services like employment uses. However, it is also likely that increases in car ownership and usage will continue in the short to medium term, in line with national trends recorded through the Census.	**Minor-Moderate:** the Local Plan can seek to include policies that continue to promote development well related to existing services and facilities, with good access a range of transport modes. It can also seek to improve existing public transport services including walking and cycling routes.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
The quality and range of retail and leisure services offered in Swadlincote and the villages needs conserving and enhancing, to prevent the loss of customers to nearby regional or local centres.	Recent retail schemes have substantially improved the retail offer within the town. Major schemes include an extension to Sainsbury's, and the development of Morrisons and the Wragg's site in 2011. However, many residents choose to access retail services outside of the District, in Burton, Derby City or beyond.	Swadlincote Retail and Leisure Study 2004 Swadlincote Vision and Strategy Annual Monitoring Reports	**Unclear:** There has been significant investment into Swadlincote Town centre in recent years, and the Council continues to support the regeneration and enhancement of the centre, within the Swadlincote Town Centre Vision and Strategy. However it is unclear whether there is likely to be significant enhancement to retail and leisure in the future, as this has tended to be market led. Within the villages however, the loss of existing retail services is likely to continue, with the decline of facilities in many of the District's smaller settlements.	**Moderate:** The Local Plan could support the continued growth of Swadlincote where need is identified, in particular facilitating the growth of retail and leisure developments. In addition, the Local Plan will also seek to improve the attractiveness of the Town Centre through the facilitation of public realm improvements. Within the District's villages, policies to control the loss of shops, post offices, pubs and other key services could help reduce losses, and where appropriate, facilitate the provision of appropriate new facilities.
Soil, Water and Air				
Around half of all household waste is still disposed of to landfill.	The District Council currently recycles or composts just under half of all household waste collected by the authority. As such 55% of waste is still landfilled	Annual Monitoring Reports	**Slight improvement in recycling rates likely.** In 2002/03 South Derbyshire recycled 12% of municipal waste collected. This had increased to 28.1% by 2006/07 and 45% by 2011/12. Recycling rates have remained broadly similar for the past 3 years. However, proposed changes to waste collection in South Derbyshire is likely to continue supporting modest improvements to recycling rates in the short to medium term	**Minor:** The Local Plan can include policies which seek the provision of bring sites alongside major development schemes. It can also seek to ensure that new homes are well designed to facilitate recycling or composting (i.e. through the provision of adequate storage space in new homes to store waste).
There will be a continued need for sand and gravel workings within the Trent, Lower Derwent and Lower Dove Valleys.	The geology of Derbyshire exhibits a rich variety of minerals, especially limestone, and sand and gravel, which are important construction materials. Over the past ten years an average of 1.23m tonnes of gravel have been extracted from four sites within the Trent Valley and a further site in Derbyshire Dales. Three of the Trent Valley sites (Swarkestone, Elvaston and Shardlow) are located in South Derbyshire and going forward will fully meet local sand and gravel requirements. There is a landbank of 6 years across permiited reserves of Sand and Gravel in Derbyshire.	Derby and Derbyshire Minerals Local Plan Derbyshire Local Aggregates Assessment	**Increased demand in the short term, but long term reductions in extraction in the longer term.** Between 2002 and 2009 gravel extraction in Derbyshire fell from 1.53mt/pa to 0.91 mt/pa, even whilst the economy was buoyant and local housing and employment growth delivery rates were significantly above historic levels. Since 2009 gravel extraction has bounced back slightly to 1.1mt/pa (most likely representing a slight improvement in the economy since the credit crunch, and the commencement of significant infrastructure projects). However, it is likely that extraction rates will move back towards longer term average rates in the short term, although in the longer term they could reflect the historic trend towards falling production – most likely associated with improved resource efficiency, and increased use of secondary aggregates.	**Minor/Moderate:** The Local Plan could include policies to encourage sustainable construction techniques, which may help encourage the re-use of secondary aggregates ahead of primary won aggregates. However, the scale of growth which will be established by the Plan, is likely to sustain demand for sand and gravel resources from within the Trent Valley.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
New development will generate the need for additional water supply, but existing supplies in many parts of the region are fully committed.	An increase in housing development will result in an increase in water consumption. Without increases in planned supply and/or measures to reduce water use, many parts of the region will be in deficit by the end of the Plan period. More locally, much of the plan area in the falling within the Trent catchment has water available to meet future need. However in some areas, including the Mease SAC, water is either not available or only available in the winter.	Tame, Anker and Mease abstraction licensing strategy (2013) Derbyshire Derwent abstraction licensing strategy (2013) Lower Trent and Erewash abstraction licensing strategy (2013) Dove abstraction licensing strategy (2013) Derby HMA Water Cycle Study Water Company Water Resource Management Plans 2010-35 Draft WRMPs 2015-40	**Continued and increasing pressure on water resources:** water resources will be squeezed in the short to long term as a result of increased development, coupled with climate change impacts, and reductions in water resource available (to protect environmentally sensitive areas). Current and emerging Water Resource Management Plans indicate that resources will be placed under greater pressure in the future, and demand management will be important to reduce demand and ensure sufficient water supplies can be made available towards the end, and after the close of the Plan period.	**Minor/Moderate:** The Local Plan can seek to promote the uptake of water-efficient development in new homes and businesses, through the promotion of new homes built in accordance with requirements set out in the Code for Sustainable Homes, or through the promotion of rainwater harvesting, and grey water recycling. This could help support demand management measures being pursued by water companies to balance water demand and supply.
There is a lack of capacity in both the sewerage system and receiving environment in some areas to receive additional wastewater flows.	Within South Derbyshire there are known capacity issues at a number of waste water treatment works including Milton, Coton Park, Findern and Ticknall. In addition, the sewerage network around Derby City and some other areas are unlikely to be able to accommodate proposed growth without further investment in infrastructure. More significantly, the receiving water capacity for treatment works in the Mease Catchment is such that it is unlikely that additional waste water flows beyond existing consents would be granted. This is because additional discharge of waste water could affect the integrity of the River Mease SAC.	Derby HMA Water Cycle Study River Mease Water Quality (Phosphate) Management Plan	**Potential for significant impacts on waste water infrastructure and the receiving environment.** In the absence of a Local Plan, water companies would have to respond in an ad-hoc fashion to new growth. In addition, the authority would be unable to steer growth away from the most sensitive environments such as the River Mease SAC	**Major:** the Local Plan can steer new development away from areas where there is no capacity in the receiving environment to receive additional waste water flows, and could help provide water companies with certainty over the number and timeframe over which new development will come forward. This can then help water companies plan and implement necessary infrastructure improvements to waste water treatment works, and the sewerage network surrounding new development.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Much of the District lies within areas known to be at significant flood risk.	There are presently 1067 buildings located in areas of medium flood risk, and 2705 buildings located within areas categorised as being of high flood risk. As such, based on the current number of homes in the District, it is likely that approaching 10% of all dwellings are at high or medium risk from flooding. In addition, around 21% of the district by land area is at medium or high flood risk from main river flooding.	GIS Data South Derbyshire Level 1 Strategic Flood Risk Assessment Derby HMA Water Cycle Study Managing Flood Risk: River Trent Catchment Flood Management Plan River Derwent Flood Risk Management Strategy	**Uncertain:** climate change could increase the number of properties at flood risk. However set against this, major flood works around the villages of Hatton, Scropton and Egginton and around the Derwent south of Derby City will reduce flood risk for a substantial number of properties. National Policy is likely to restrict significant large scale growth from coming forward in areas subject to flood risk.	**Major:** The production of the Local plan will be based on a detailed analysis of flood risk on a District wide basis. In allocating future housing land, a sequential approach to reducing flood risk will be taken that significantly reduces the need to release land for new homes in areas at flood risk. In addition, the inclusion of policies to better deal with surface water and not exacerbate flood risk off site could help reduce flood risk to properties.
New development could give rise to increased air, water or light pollution, or could reduce local tranquillity.	Significant new development could lead to the urbanisation of many currently undeveloped sites. This could reduce tranquility, or lead to increases in water, air or light pollution.	Derbyshire Local Transport Plan 2011-2026 Derby and East Staffordshire Air Quality Management Area strategies Derby HMA water Cycle Study Derbyshire County Council Tranquility Mapping	**Unclear:** It is likely that water quality will continue to improve in order to meet targets and objectives associated with the water framework directive (irrespective of new housing development). AQMA in East Staffs and Derby City could also be affected by growth, although it is unclear to what extent. In respect of and noise and light pollution, new development could give rise to additional complaints to the Council's environmental health team, although it is unclear whether development would lead to a significant deterioration in the environmental quality.	**Moderate:** The Local Plan can seek to locate new homes and businesses in locations where they will have the least impact on the environment, for example, away from areas sensitive to additional pollution (the river Mease catchment), or close to AQMAs in Burton or Derby City. It can also include amenity and design policies to reduce surface water pollution (through SUDS) or noise, light, air pollution (including dust and odour) through the inclusion of an amenity policy.
There is a significant amount of previously developed (brownfield) land within the District.	At 20011-12 there were 360ha of derelict or underused land recorded in South Derbyshire. This equates to just over 1% of the total land area of the District, and is considered to be significant given the largely rural nature of the District. Much of the land recorded as being derelict is the result of the closure of two large power station sites at Willington and Drakelow. Consent for new power stations has been granted although to date neither site is under construction	South Derbyshire National Land Use Database Return Annual Monitoring Reports	**Major reduction in brownfield land (in area terms) likely.** Almost half of the brownfield land in the district is accounted for on two large former power station sites. Consent has been granted on the Drakelow site for a new power station and 2,239 homes, whilst consent for a new power station on the Willington site was granted in 2011.	**Minor to Moderate:** The Local Plan can seek to facilitate the reuse of smaller previously developed sites, such as the TG Green and Montracon sites in Swadlincote, or land at Hilton Depot. The Plan could include policies which promotes the re-use of sites which come forward within the plan period.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Climatic Factors				
There is virtually no existing renewable energy generation capacity within the District.	Increasingly, the government is encouraging the take up of onsite, or decentralised renewable or low carbon energy to meet a proportion of a developments energy usage, but at present this trend is not reflected within the District. Presently there is less than 7.05MW of installed renewal energy capacity, despite significant resources being available.	Annual Monitoring Report Cleaner, Greener Energy Study	**Increase in renewable energy capacity Likely:** External energy policies and renewable energy grants, coupled with the increasingly expensive cost of carbon-based energy supplies, is likely to lead to increases in locally based micro and small scale renewable energy capacity. However, wind energy capacity could be constrained due to the proximity of East Midlands Airport and landscape constraints.	**Moderate:** the Local Plan can seek to facilitate the development of large scale renewable energy capacity where appropriate.
Cultural Heritage				
The cultural heritage, including archeology of the district, could be affected through the loss of historic assets or by unacceptable changes to their setting. However, sensitive development could result in opportunities to enhance historic places and improve public access to historic sites.	Pressure for new development has historically had a negative impact on much of the Districts' archeological or cultural heritage. This is borne out in a number of conservation area appraisals commissioned by the Council. The protection of the Districts' cultural heritage remains a significant issue for many local residents, businesses and community groups.	Conservation Area Appraisals Annual Monitoring Report	**Uncertain:** A number of historically significant buildings continue to be at risk from new development or, in some cases, as a result of a lack of development. Data collected to inform the annual monitoring report suggests the proportion of listed building at risk remains around 6% of the District's total stock.	**Moderate:** the Local Plan could seek to locate new development away from listed buildings or other heritage assets which could be negatively affected by large-scale growth. It could also seek to ensure that it brings at risk heritage assets back into reuse, and where appropriate improves access to heritage features and assets.
Landscape				
Uncontrolled or unsympathetic development could harm local landscape or townscape character.	The landscape character assessment produced by Derbyshire County Council suggests that large-scale developments have had a detrimental impact on a number of landscape character areas in the District. In particular, landscape types located in the Trent Valley have been eroded by new development for example around Derby, Hilton and Hatton, whilst the landscape around Swadlincote (in the Leicestershire and South Derbyshire Coalfield) has also faced significant change (albeit more positive change) as The National Forest seeks to deliver wider landscape and nature conservation improvements in an area historically impacted by coal mining, (including open casting) and clay extraction.	The Landscape Character of Derbyshire Areas of Multiple Environmental Sensitivity Trent Valley Landscape sensitivity Study Key Villages landscape Sensitivity Study (draft) Strategic Sites landscape Assessment Study (draft)	**Continued erosion of local landscape character:** Further growth on the edge of large settlements could lead to divergence in local countryside character, especially in Northern parts of the District. Across the southern part, landscape improvements driven by The National Forest are helping to enhance an historically despoiled landscape. This work is likely to continue in the absence of the District Council adopting its Local Plan, although tree planting delivery and landscape improvements may be delivered on a more ad-hoc basis.	**Moderate-Major:** The Core Strategy could seek to ensure that new development is targeted to locations which are less likely to be impacted significantly. It could also seek to reduce any residual impacts associated with new development, through including policies which seek to ensure developments are adequately screened, and reflect the existing local vernacular of the built development close by. The Core Strategy can also continue to support the broad objectives of The National Forest, ensuring that new development is delivered in a way which recognises these objectives.
New development could lead to the loss of existing open space which has recreational value or benefits the character of the area.	Housing development pressure, and government policies supporting re-using brownfield land and making the most efficient use of land, is leading to increased pressure on both formal and informal open space located within and around existing settlements.	National Forest Strategy PPG17 Assessment	**Potential for continued losses of open space and other permissive open land:** the continued emphasis on securing the efficient use of land is placing increasing pressure on the redevelopment of land with and adjacent to existing settlements, much of which helps contribute to the character of the area in which it is located.	**Moderate:** the Local Plan can seek to include policies which protect identified open space within existing settlements. Further, the Plan can also seek to protect from redevelopment, previously developed sites which are considered to have landscape or biodiversity interest.

Appendix 3 Assessment of Plan Objectives Against Sustainability Appraisal Objectives

Sustainability Objectives / (Plan) Objectives	To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution.	To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities	To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	To ensure our communities can be safe, clean, vibrant, active and healthy	To ensure sustainable, living and working urban and rural communities	To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.	To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District.	To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations	To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure	To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✔	--	?	?	✔	?	?	✔	✔	✔	?	--	?
			Creation of woodland based economy could support habitat creation in the district, although additional development could lead to habitat losses	New housing could lead to habitat losses although it could provide opportunities to secure new habitat creation close to where people live	Management and creation of green spaces for leisure could help support recreation opportunities	Creation of woodland based economy could support habitat creation but additional development in the countryside may affect wildlife	New transport infrastructure could lead to the loss of existing sites. But may also present opportunities for new habitat creation	Provision of new Green Infrastructure will provide opportunities for habitat creation and could help provide links between sites.			Reuse of brownfield land will reduce need for undeveloped sites, but many previously used sites can be important in terms of biodiversity		Strategic and cross boundary approach to planning could help deliver linked networks of green infrastructure and habitat creation
to provide decent and affordable homes that meet local needs	✔	✔	✔	✔	✔	✔	X	✔	?	✔	✔	✔	✔
						There is significant need for decent affordable housing in many urban rural communities in South Derbyshire	Need to provide homes in rural locations poorly served by public transport to meet local need could increase car usage.	Failure to deliver adequate infrastructure could throttle housing delivery in constrained locations	Housing growth in some areas may have a negative impact on local landscape however it could also support reuse of redundant buildings	Housing delivery will support national forest creation through on and off site contributions, and will ensure residents have access to leisure and recreation opportunities		Provision of new housing will help support the role of the town as a sub regional centre	Coordinated growth allows constraints to housing delivery, which may exist across boundaries to identified.
to improve the health and well-being of the population	✔	✔	✔	✔	✔	✔	✔	✔	--	✔	--	--	✔
		Provision of lifetime homes could allow people to stay in their homes longer and could provide outdoor space which meet the needs of local communities	Improved job prospects and wages could help support community well being	New homes which are energy efficient will contribute towards affordable warmth		Rural diversification associated with the provision of leisure and recreation activities could encourage residents to get active.	Reduction in car use could reduce the number of accidents and air pollution in congested areas. Increases in walking and cycling could secure health improvements.	Creation of new Green infra-structure could provide new walking and cycling routes, and provide new informal and formal leisure recreation opportunities		Expansion of the national forest will create new recreation and leisure opportunities.			cross boundary approach to planning could help deliver linked networks of green space which offer leisure and recreation opportunities to local communities
to improve community safety and reduce crime and fear of crime	✔	✔	--	--	✔	✔	✔	--	--	--	✔	--	✔
	Better design could 'design out' crime	Provision of youth facilities may help tackle antisocial behaviour in some locations. Better design of urban spaces could reduce fear of crime.				Provision of community facilities could help reduce crime levels or antisocial behaviour in some communities	Reduction in car usage could help reduce number of road traffic accidents locally, especially where cycle, and walking routes are off road.	Provision of dedicated cycle path provision, or improvements in road infrastructure could help reduce congestion and improve road safety.			Reuse of derelict sites could bring back into use sites often blighted by antisocial behaviour.		Much of the education provision to pupils from south Derbyshire is met in Derby City or East Staffs. Cross boundary working could allow better school place planning
to improve educational achievement and improve the District's skills base	--	✔	✔	--	--	--	--	✔	--	✔	--	✔	--
		Meeting the needs of the districts younger population will partly be delivered through provision of adequate education and training						Provision of schools, and other training facilities at appropriate times will aid educational achievement.		National Forest and related projects such as the Rosliston Forestry centre offer opportunities for environmental education and training.		Strengthening of Swadlincote as a SRC could provide opportunity to improve the towns further and secondary education provision.	
to promote social inclusion and reduce inequalities associated with deprivation across the District	--	✔	✔	✔	✔	✔	✔	✔	--	?	--	?	--
						A more vibrant countryside with locally available jobs could help reduce levels of deprivation in may rural areas of the District				Access to the countryside could help reduce social deprivation in many of the District's most deprived areas although to what extent is unclear		Economic development to support Swadlincote's status as an SRC may provide new jobs and training opportunities.	
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔	✔	✔	✔	✔	?	✔	✔	--	✔	?	✔	✔
	Ensuring community facilities are locally accessible will reduce the need to travel and ensure developments are more sustainable	Locally accessible community facilities will ensure that all parts of the local community can access the services	Improved accessibility could help ensure that businesses have access to local labour markets and vice versa.			New developments in the countryside could lead to unsustainable travel patterns, but could also support day to day services in rural locations				National Forest creation offers opportunities to provide open spaces for leisure and recreation use and for the provision of walking and cycling routes	Reuse of land in urban areas could facilitate more compact communities. Away from urban areas reuse of derelict sites may give rise to unsustainable travel patterns		Coordination of facilities and services across administrative boundaries will allow more comprehensive planning of new communities.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✔	✔	?	✔	✔	?	✔	✔	--	✔	✔	✔	✔
			Location of new businesses will need to be in areas accessible for all to ensure compatibility. Away from areas well served by public transport could conflict.			New developments in the countryside could lead to unsustainable travel patterns, but could also support day to day services in rural locations				National Forest creation offers opportunities to provide opens spaces for leisure and recreation use and for the provision of walking and cycling routes	Reuses of derelict sites are likely to offer opportunities to reuse and upgrade existing utility and road infrastructure.	Strengthening of role of Swadlincote could improve the town's retail, employment and leisure offer and reduce commuting to Derby, Burton and Ashby.	Cross boundary working could help ensure infrastructure planning takes account of cumulative impacts of growth in nearby administrative areas.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	✔	--	✔	✔	--	✔	✔	✔	X	✔	?	✔	--
	Development of new businesses may increase waste and climate change gases but could have a net benefit where new units replace existing inefficient premises.							Stable economic growth will help provide the conditions to support social, physical and green infrastructure provision	New employment land provision could have a detrimental impact on landscape character,	The National Forest is a key tourism and economic driver in South Derbyshire and provides opportunity to diversify the local economy	Reuse of brownfield sites can lead to the creation of new employment uses, but many existing employment sites are lost to alternative uses	Strengthening of role of Swadlincote could increase the town's employment offer	
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✔	--	✔	✔	--	✔	?	✔	X	✔	?	✔	--
	Location of new business space and detailed design of units will need to be carefully designed and located to ensure compatibility						Diversification of rural economies may increase dependence on private car use unless alternative transport modes are available			The National Forest is a key tourism and economic driver in South Derbyshire and provides opportunity to diversify the local economy	Reuse of brownfield sites can lead to the creation of new employment uses, but many existing employment sites are lost to alternative uses	Strengthening of role of Swadlincote could improve the town's employment offer and attract a greater diversity of jobs to the area	

	To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution	To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities	To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	To ensure our communities can be safe, clean, vibrant, active and healthy	To ensure sustainable, living and working urban and rural communities	To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.	To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District	To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations	To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure	To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA
to enhance the vitality and viability of existing town and village centres	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	--
					Improved urban design and use of public space could contribute towards reducing crime levels in Swadlincote Town Centre			Delivery of new schools, libraries and community centres/town halls would support vitality of existing town / village centres	Reinstatement of heritage features will help improve the built environment	New forest related development could help bring open spaces into many larger settlements and support local tourism and leisure opportunities.	Reuse of derelict town and village sites will improve attractiveness of town and village centres		
to improve the quality of new development and the existing built environment	✔	✔	--	✔	✔	--	✔	✔	✔	✔	✔	--	--
	Locally distinctive development would help secure improvements in the existing built environment	Integrating standards such as lifetimes homes could help ensure new development better meets the needs of local communities.		Better quality housing is consistent with better urban design	Better designed development could help contribute towards reducing crime levels in Swadlincote Town Centre		Improved design of new developments could increase transport choice and reduce need to travel	Provision of new infrastructure such as dedicated cycling and walking provision offers opportunities to secure better design in new development	Integrating new development with existing landscape and townscape character will help foster better design	The National Forest offers opportunity to secure better building design and development layout	Reuse of brownfield sites offers opportunity to secure regeneration of disused or underused parts of districts towns and villages.		
to minimise waste and increase the reuse and recycling of waste materials	✔	--	--	✔	--	--	--	✔	✔	?	?	--	--
	New developments can be designed minimise use of materials during construction and to accommodate waste storage for recycling during use.			Improved housing could help contribute to efficient use of energy and water resources				Provision of adequate waste sites at appropriate times could help ensure waste is reclaimed/ recycled or used for energy recovery	Reduction in waste generation could help reduce landscape scale impacts associated with large scale landfill/ land raise sites.	Significant tree planting could increase wood residues generated locally. It could also provide opportunity for low carbon energy generation	Reuse of derelict land is positive, but remediation could lead to generation of contaminated soils which could need to be disposed of to landfill.		
to promote sustainable forms of construction and sustainable use of natural resources	✔	--	✔	✔	--	✔	✔	--	?	✔	✔	--	--
	New developments can be designed to make use of recycled or natural materials and minimise the use of materials during construction			Improved housing could help contribute to efficient use of energy and water resources		Sustainable construction and design could help improve energy efficiency of new developments & reduce reliance on oil and coal in rural areas			Opportunity to secure good quality design, although need to ensure new developments are not incompatible with landscape/townscape and cultural heritage assets.	Use of sustainable materials, especially wood is supported by the National Forest. The forest could help to provide a design context for new development.			
to reduce water, light, air and noise pollution	✔	--	X	X	?	?	✔	✔	✔	✔	?	X	✔
			Delivery of a diverse economy is likely to include allocation of some additional sites which could increase water, light air and noise pollution complaints locally	Delivery of housing to meet identified need could increase water, light air and noise pollution.	Creation of safer communities could lead to increases in lighting in new development to reduce crime / fear of crime	Creation of new uses in the countryside could lead to more noise and light pollution. However dispersed development may be positive in terms of air quality impacts.	Reducing need to travel could help air and noise pollution associated with road traffic	Timely delivery of waste water infrastructure could reduce water pollution levels in the Districts rivers and other surface / ground waters	Reduction of noise and light pollution could help safeguard landscape character and tranquillity.	National forest planting could provide landscape buffers between noisy developments and deliver water quality improvements in developments	Reuse of brownfield sites could provide opportunity to reduce water pollution from run off, but could remobilise contaminants during remediation.	Continuing development in Swadlincote could lead to increased water, air noise and light pollution associated with new development	Coordination of development will allow areas already significantly impacted by pollution to be identified, such as air quality issues in Derby City and East Staffordshire
to minimise the irreversible loss of undeveloped (greenfield) land	✔	--	--	--	✔	?	?	--	?	--	✔	?	✔
					Brownfield land it is likely decontaminated or remediated ahead of reuse	Additional housing or economic development in the countryside could lead to the loss of Greenfield sites.	Whether or not reuse of brownfield sites increases need to travel is dependent on their scale and location		Post industrial landscapes may have significant biodiversity value and redevelopment of sites could have a detrimental impact on species diversity of disused sites.			There are a number of large derelict sites outside of Swadlincote which may pull investment away from the town, but large brownfield sites are also located at Woodville and Swadlincote	Coordinating growth across boundaries could ensure that brownfield sites in Derby City are developed ahead of green field sites elsewhere.
to reduce and manage flood risk and surface water run-off	✔	--	--	✔	✔	--	--	✔	✔	✔	?	--	✔
				Provision of decent housing should preclude provision of housing at flood risk.	Management of flood risk could help to reduce the number of people and properties affected by flooding.			Timely provision of sewage treatment works and other surface water infrastructure could reduce flood risk	Provision of surface water management infrastructure could improve water retention on site and creation of ponds, ditches and swales provide habitat creation.	Tree planting and creation of basins, swales and ditches to reduce flood risk opportunities for habitat creation and for leisure and recreation opportunities	Generally compatible although some brownfield sites are located in areas at flood risk.		Coordinated approach to development allows upstream and downstream flooding issues to be considered in respect of developments in South Derbyshire.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	✔	--	✔	✔	--	?	✔	✔	✔	✔	--	✔	✔
			Economic growth is likely to lead to increases in water and energy usage and may contribute to the causes and effects of climate change	Provision of new housing is likely to lead to increases in water and energy usage and may contribute to the causes and effects of climate change		New development away from existing towns and villages could increases dependence on the car and may be less energy efficient.	Reduction in car and transport use will reduce emissions of climate change gases locally.	Provision of Green Infrastructure could provide space for urban cooling, and may reduce flood risk associated with climate change	Reducing and managing climate change impacts locally could safeguard heritage or environmental sites or assets from damage.	The National Forest offers opportunities for managing and reducing climate change impacts at the local level.		Further development around Swadlincote could help reduce the need to travel and provide modal shift away from the car reducing CO2 emissions.	Cross boundary working may allow a more comprehensive approach to tackling climate change.
to protect and enhance the cultural, architectural and archeological heritage of the district.	✔	--	X	X	✔	?	--	--	✔	✔	?	?	--
			New strategic employment land provision could have a negative impact on local architectural character and archaeological heritage	New housing land provision could have a negative impact on local architectural character and archaeological heritage	Heritage assets such as listed buildings or ancient monuments could provide opportunities for education or other community activities.	Reuse of redundant rural buildings could be secured with new uses, although impacts could be negative depending on how buildings are reused.				The National Forest provides opportunities to improve the setting of many historic heritage features and assets.	Reuse of brownfield sites will reduce the need for Greenfield sites, but reuse of sites may lead to losses of sites or buildings of archaeological value.	Reusing sites of archaeological importance may have negative impacts, but sympathetic development could benefit the towns architectural quality	
to improve access to the cultural heritage of the District for enjoyment and educational purposes	✔	✔	✔	?	✔	✔	--	--	✔	✔	?	?	--
		Encouraging the use of cultural heritage facilities may provide opportunities for all parts of the local community.	Better access to cultural heritage assets could help strengthen local tourism and leisure offer.	New housing provision or work to existing housing stock could have an uncertain impact on listed buildings, conservation areas or other sensitive townscapes	Encouraging the use of heritage features for education and enjoyment could provide opportunities to develop vibrant active and healthy communities	Improves access to cultural heritage assets could help strengthen local tourism and leisure offer within rural areas				The creation of the National Forest support could help improve access and could help strengthen tourism and leisure opportunities associated with them	Reuse of brownfield sites will reduce the need for Greenfield sites, but reuse of sites may lead to losses of sites or buildings of archaeological or cultural value.	New development could harm the setting or character of historic townscapes but could also provide opportunity to strengthen local character	
to conserve and enhance the District's landscape and townscape character	✔	--	X	X	--	X	--	✔	✔	✔	?	?	✔
			Delivery of additional employment sites could have a negative impact on landscape character	Delivery of additional housing sites could have a negative impact on landscape character		Depending on scale and location of proposals development in the countryside could have a negative impact on landscape character		Green Infrastructure provision could help support landscape enhancements within the District		National Forest planting and habitat creation will help to deliver beneficial landscape scale change to much of the District.	Impacts may be beneficial where additional Greenfield losses are prevented, but may have a negative impact where sites are located in rural areas	Strengthening of the role of Swadlincote could prevent additional Greenfield growth away from the town but may lead to landscape impacts locally	Consideration of landscape impacts in other authority areas could ensure that developments don't impact significantly outside of the district

APPENDIX 4: BROAD OPTIONS APPRAISAL

Housing Growth Options in the Derby Housing Market Area (HMA)

Issue 1 –Options for the Amount of Growth in the Derby Housing Market Area*
* indicative annual average dwelling numbers for South Derbyshire for the following options are set out in brackets

Local Plan Approaches:
Growth Option: 1: Balanced Migration
- Plan for the natural growth of the area and assume that the number of people moving into the area will be the same as that moving out. **(267 dpa)**

Growth Option 2: Current Building Trends (Business As Usual)
- Plan for a level of growth based on a continuation of current house building trends. **(567 dpa)**

Growth Option 3: Regional Plan Targets
- The level of growth would be based on targets established in the Regional Plan. **(600 dpa)**

Growth Option 4: Government Projections
- Plan for growth based on the Governments most recent household projections and reflects current migration trends. **(741 dpa)**

Growth Option 5: HMA Housing Requirements Study recommendation (635 dpa)
- Plan for Growth based on HMA Housing requirement Study

Growth Option 6: Housing Requirements of the Derby HMA Study (prepared by Pegasus Group) (1045 dpa)
- Plan for Growth based on Developer's Joint Assessment of Identified Needs.

Growth Option 7: HMA Housing Requirements Study Update recommendation (673dpa)
- Plan for Growth based on update to the Derby Housing Market Area Housing Requirement Study (2013).

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	?	?	?	?	?	?	?
	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.
to provide decent and affordable homes that meet local needs	XX	X	X	✔✔	X	✔✔	X
	Housing provision would be well below assessed need and would fail to take account of full, housing need. Impacts would be **negative** and of **major** significance.	Provision of new homes based on current delivery would be notably below the objectively assessed housing need. Although would perform better than option 1. Impacts would be **negative** and of **moderate** significance.	Provision of new homes based on historic regional plan requirements would be broadly comparable with option 2.	This option would deliver growth levels significantly above long-term building rates and would deliver increased housing choice. This option would allow the Authority to meet identified need based on current assessments. Impacts are considered **positive** and of **major** significance.	Provision of new homes at this level would provide additional new homes but below objectively assessed need. Housing delivery rates would be around 14% lower than identified need over the plan period. Impacts would be **negative** and of **moderate** significance with any shortfall increasing over time	This option would deliver growth levels significantly above long-term building rates and would deliver increased housing choice. This option would allow the Authority to meet identified need based on current assessments. Impacts are considered **positive** and of **major** significance.	Provision of new homes based on the Housing Requirements Update Study would provide insufficient housing to meet current identified need for south Derbyshire and Derby City. Impacts would be **negative** and of **minor** to **moderate** significance.
to improve the health and well-being of the population	XX	X	X	✔✔	X	✔✔	X
	Suppressed housing provision would fail to deliver sufficient affordable housing requirements identified in the strategic housing market assessment. Given the low level of supply under this scenario impacts would be **negative** and of **major** significance.	Housing delivery would be below identified need (albeit at levels twice that of option 1) and would constrain the delivery of new low cost and affordable housing to levels below identified need. Impacts are considered likely to be **negative** and of **moderate** significance.	Impacts are likely to be broadly consistent with Option 2	The provision of housing at elevated levels could help deliver increased levels of affordable and low cost housing. Impacts are considered likely to be **major** significance, **long term** and **positive**.	Housing delivery would be around 12% below identified need and would constrain the delivery of new low cost and affordable housing. Impacts would be moderated by the relatively low level of under provision. Impacts would be **negative** and of **minor** to **moderate** significance	The provision of housing at elevated levels could help deliver increased levels of affordable and low cost housing. Impacts are considered likely to be **major** significance, **long term** and **positive**. .	The provision of new housing based on the previously identified need would constrain the delivery of new low cost and affordable housing. Impacts would be moderated by the relatively low level of under provision. Impacts would be **negative** and of **minor** to **moderate** significance

to improve community safety and reduce crime and fear of crime	?	?	?	?	?	?	?
	Uncertain Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	**Uncertain** Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	**Uncertain** Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	**Uncertain** Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	**Uncertain** Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	**Uncertain** Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	**Uncertain** Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.
to improve educational achievement and improve the District's skills base	?	?	?	?	?	?	?
	The exact impacts from new development are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered **uncertain.**	Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered **uncertain.**	Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered **uncertain.**	Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered **uncertain.**	Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered **uncertain.**	Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered **uncertain.**	Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered **uncertain.**
to promote social inclusion and reduce inequalities associated with deprivation across the District	XX	X	X	✔✔	X	✔✔	X
	Suppressed housing provision would fail to deliver sufficient affordable housing to meet requirements identified in the strategic housing market assessment. Given the low level of supply under this scenario impacts would be **negative** and of **major** significance.	Housing delivery would be below identified need (albeit at levels twice that of option 1) and would constrain the delivery of new low cost and affordable housing to levels below identified need. Impacts are considered likely to be **negative** and of **moderate** significance.	Impacts are likely to be broadly consistent with Option 2.	Growth levels based on identified need would deliver significant levels of affordable housing would fully meet the growth requirements for the district (and unmet need in the HMA) in respect of affordable and market housing|) Impacts are considered **positive** and of **major** significance	Housing provision based on this level would underprovide homes required to meet local need. Impacts would be **negative** and of **minor** significance.	The provision of housing at elevated levels could help deliver increased levels of affordable and low cost housing which could reduce deprivation associated with housing. Impacts are considered likely to be **major** significance, **long term** and **positive**. .	Housing provision based on this level would underprovide homes required to meet local need. Impacts would be **negative** and of **minor** significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	?	?	?	?	?	?	?
	Uncertain impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	**Uncertain** impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	**Uncertain** impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	**Uncertain** impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	**Uncertain** impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	**Uncertain** impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	**Uncertain** impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	?	?	?	?	?	?	?
	Uncertain impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	**Uncertain** impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	**Uncertain** impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	**Uncertain** impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	**Uncertain** impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	**Uncertain** impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	**Uncertain** impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	**XX**	--	--	✔✔	✔	✔✔	✔
	A reduction of 300 homes p.a. compared to could remove £30million pounds from the local economy each year and reduce the growth in the number of working age people in the district by 360-480 each year compared to average long term growth[1]. Impacts would be **negative** and **moderate** to **major** significance.	The development of around 570 homes per annum could help support economic growth directly. This level of growth could add around £60m to the district economy each year and add 720-960 working age people to the local labour market each year[1] Impacts would be comparable with current plan effects	The development of around 570 homes per annum could help support economic growth directly. This level of growth could add around £60m to the district economy each year and add 720-960 working age people to the local labour market each year[1] Impacts would be comparable with current plan effects	A significant increase in housing provision could help support economic growth directly and indirectly in the district This level of growth could add £75m to the district economy each year and add 900-1200 working age people to the local labour market each year[1]. Impacts would be **positive** and of **moderate** to **major** significance.	The development of around 635 homes per annum could help support economic growth directly. This level of growth could add £63m to the district economy each year and add 750-1000 working age people to the local labour market each year[1] The overall impact is considered positive and of **minor** to **moderate** significance.	A significant increase in housing provision could help support economic growth directly and indirectly in the district. This level of growth could add £105m to the district economy each year and add 1250-1700 working age people to the local labour market each year[1] Impacts are potentially **positive** and of **major** significance. However, there is some uncertainty as to whether this level of growth is deliverable within the Plan period given the current economic climate.	Housing provision at this level (around 17% above long term delivery rates) could help support economic growth directly and indirectly in the district This level of growth could add £67m to the district economy each year and add 800-1100 working age people to the local labour market each year[1]. Impacts would be **positive** and of **moderate** significance.

[1] Based on general data provided by regeneris on the economics of housing benefit.

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	XX Suppressed housing growth would constrain future economic development in the District to levels well below historic trends. Impacts would be **negative** and of **major** significance	-- Housing growth at historic levels is expected to create a demand for additional employment at rates similar to historic trends. The overall impact (whilst positive in aggregate terms) would **have no discernable impact** compared to recent trends.	-- Impacts are likely to be consistent with Option 2	✔✔ A significant increase in housing provision would help support demand for goods and services in local and rural economies by increasing the local population. Elevated growth notably higher than historic levels would have a probable **positive** impact of **moderate** to **major** significance.	✔ Housing growth based on now superseded housing requirement rates would on aggregate create a demand for additional employment and for goods and services in local and rural economies, this could help support existing businesses as well as new business growth. Elevated growth n at this level would have a probable **positive** impact of **minor** significance.	✔✔ A significant increase in housing provision would help support demand for goods and services in local and rural economies, this would help support existing businesses as well as new business growth. Impacts are considered **positive** and of **major** significance.	✔ A significant increase in housing provision compared to historic trends outlined in the HRS would help support demand for goods and services in local and rural economies;. Growth at this level could have a **positive** impact of **moderate** significance.
to enhance the vitality and viability of existing town and village centres	✔ Lower levels of growth would offer limited opportunities to regenerate existing town and village centres, although given that new development would be targeted to brownfield sites limited growth could provide opportunities to enhance the vitality of existing centre although could be partially dependent on the location of new growth.	✔ Growth at historic levels (circa 570 dwelling per annum) would provide opportunities to regenerate existing town and village centres and support existing shops and services. This option would have a **positive** impact of **moderate** significance	✔ Growth at historic levels (circa 570 dwelling per annum) would provide opportunities to regenerate existing town and village centres and support existing shops and services. This option would have a **positive** impact of **moderate** significance.	✔✔ Growth at this level could provide greater opportunities to regenerate Swadlincote or other larger villages compared to options 1-3, 5 and 7 . In addition this option could help support long-term growth in key centres. Impacts are considered of **moderate** to **major** significance	✔ This level growth would continue to support the long-term growth and health of Swadlincote and key villages in the district. This option would have a **moderate positive** impact against this SA objective.	✔✔ Elevated growth levels could provide greater opportunities to regenerate Swadlincote or other larger villages and support long term growth in these communities. Impacts are considered of **moderate to major** significance.	✔ This level growth would continue to support the long-term growth and health of Swadlincote and key villages in the district. This option would have a **moderate positive** impact against this SA objective.
to improve the quality of new development and the existing built environment	? **Uncertain** impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	? **Uncertain** impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	? **Uncertain** impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	? **Uncertain** impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	? **Uncertain** impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	? **Uncertain** impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	? **Uncertain** impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals
to minimise waste and increase the reuse and recycling of waste materials	X Housing growth even at low levels would lead to an absolute increase in household waste, Impacts are considered **negative** and of a **minor** significance.	X Housing growth around historic levels would lead to an absolute increase in households. Impacts are considered **negative** and of a **minor to moderate** significance.	X Housing growth around historic levels would lead to an absolute increase in households. Impacts are considered **negative** and of a **minor to moderate** significance.	X Housing growth at elevated levels compared to historic trends would lead to an absolute increase in household waste generation within the District. Impacts are considered **negative** and of a **moderate** significance.	X Housing growth set at slightly elevated levels to would lead to the aggregate generation of additional waste during the construction and use of new homes. Impacts could be partially offset by increases in reuse of materials, which is likely to increase during the plan period. Impacts are **negative** and of **moderate** significance.	XX The delivery of this number of homes (which is significantly higher than identified housing need) over the plan period would lead to significant increases in waste generation both during housing construction and occupation. Given the significant scale of over provision impacts are likely to be **negative** and of **moderate** to **major** significance over plan period.	X Housing growth set at slightly elevated levels to would lead to the aggregate generation of additional waste during the construction and use of new homes. Impacts could be partially offset by increases in reuse of materials, which is likely to increase during the plan period. Impacts are **negative** and of **moderate** significance.
to promote sustainable forms of construction and sustainable use of natural resources	? The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are **uncertain**	? The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are **uncertain**	? The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are **uncertain**	? The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are **uncertain**	? The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are **uncertain**	? The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are **uncertain**	? The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are **uncertain**
to reduce water, light, air and noise pollution	X Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a minor negative impact in respect of this objective	X Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development broadly in line with historic delivery rates would have a **minor** to **moderate negative** impact.	X Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development broadly in line with historic delivery rates would have a **minor** to **moderate negative** impact.	X Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development notably above historic delivery rates would have a **moderate negative** impact in respect of this objective.	X Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development broadly slightly higher than historic delivery rates would have a **minor** to **moderate negative** impact.	XX Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. A significant increase in housing development would have a **moderate** to **major negative** impact in respect of this objective.	X Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development slightly higher than historic delivery rates would have a **minor** to **moderate negative** impact in respect of this objective.

to minimise the irreversible loss of undeveloped (greenfield) land	X	XX	XX	XX	XX	XX	XX
	Low levels of growth would lead to the loss of some greenfield sites although losses would be modest given the scale of growth and the potential to meet a notable proportion of growth(at this level) on previously developed land. Impacts are considered of **minor** to **moderate** significance and in most case would be **permanent**.	Growth at this level would lead to the loss of significant areas of greenfield land given the lack of brownfield sites within the District. Impacts are likely to be **negative** and of **moderate** to **major** significance and **permanent**	Growth at this level would lead to the loss of significant areas of greenfield land given the lack of brownfield sites within the District. Impacts are likely to be **negative** and of **moderate** to **major** significance and **permanent**	This option would lead to elevated losses of greenfield land as there are only limited previously developed or brownfield sites available. Impacts are likely to be **negative** of **moderate** to **major** significance and **permanent**.	Growth levels based on this option would lead to the loss of notable areas of greenfield land. Losses would be of **moderate to major** significance and **permanent.**	Given the very high level of growth proposed within this option Impacts are likely to be of **major** significance and in most cases would be **permanent**.	Growth levels based on this option would lead to the loss of notable areas of greenfield land. Losses would be of **moderate to major** significance and **permanent.**
To reduce and manage flood risk and surface water runoff	--	--	--	--	--	--	--
	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely
to reduce and manage the impacts of climate change and the District's contribution towards the causes	X	X	X	X	X	X	X
	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes. Impacts are **negative** but of **uncertain** magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes. Impacts are **negative** but of **uncertain** magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes. Impacts are **negative** but of **uncertain** magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes. Impacts are **negative** but of **uncertain** magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes. Impacts are **negative** but of **uncertain** magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes. Impacts are **negative** but of **uncertain** magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes. Impacts are **negative** but of **uncertain** magnitude.
To protect and enhance the cultural, architectural and archeological heritage of the District	?	?	?	?	?	?	?
	Uncertain Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	**Uncertain** Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	**Uncertain** Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	**Uncertain** Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	**Uncertain** Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	**Uncertain** Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	**Uncertain** Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	?	?	?	?	?	?	?
	Uncertain impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are **uncertain**.	**Uncertain** impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are **uncertain**.	**Uncertain** impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are **uncertain**.	**Uncertain** impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are **uncertain**.	**Uncertain** impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are **uncertain**.	**Uncertain** impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are **uncertain**.	**Uncertain** impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are **uncertain**.
to conserve and enhance the District's landscape and townscape character	X	X	X	X	X	X	X
	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a **negative** impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a **negative** impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a **negative** impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a **negative** impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a **negative** impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a **negative** impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a **negative** impact of uncertain magnitude

Reviewed 20 January 2012 by IB, RG, KE, RC, NS, KB. Typed up 24/25 January 2012, updated Jan 2013, May 2016.

Overall Growth Options – Employment

Issue 2 – How Much New Employment Land in the Derby Housing Market Area?

Local Plan Approaches:
HMA Employment Growth Option 1 or Plan for Meeting Trends: 'Trend Based Growth'.
- Provide a total amount of new employment land across the HMA in line with Historic Trends

HMA Employment Growth Option 2: (Plan for Economic Restructuring): Below Trend Growth or Reduced Supply
- Provide a total amount of new employment land across the HMA below historic levels

HMA Employment Growth Option 3 (**Maintain Existing Supply): Above Trend Growth**
- Provide a total amount of new employment land across the HMA above identified need

SA Objective	Option 1 (BAU)	Option 2	Option 3
	?	?	?
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Impacts are **uncertain** as the degree and direction of impacts is most likely to be related to the ecological and geodiversity value of sites selected and how new sites are built out.	Impacts are **uncertain** as the degree and direction of impacts is most likely to be related to the ecological and geodiversity value of sites selected and how new sites are built out.	Impacts are **uncertain** as the degree and direction of impacts is most likely to be related to the ecological and geodiversity value of sites selected and how new sites are built out.

to provide decent and affordable homes that meet local needs	--	--	--
	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. **No impacts identified.**	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. **No impacts identified.**	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. **No impacts identified.**
to improve the health and well-being of the population	✔	✔	✔
	The provision of new employment opportunities at any scale could make a limited (**minor**) contribution towards the wellbeing of some local residents by improving employment opportunities locally.	The provision of new employment opportunities at any scale could make a limited (**minor**) contribution towards the wellbeing of some local residents by improving employment opportunities locally.	The provision of new employment opportunities at any scale could make a limited (**minor**) contribution towards the wellbeing of some local residents by improving employment opportunities locally.
to improve community safety and reduce crime and fear of crime	?	?	?
	New employment land provision could help deliver greater funding for safety improvements to road infrastructure and support the delivery of new off road walking and cycling routes However new employment land provision could also lead to an increase in traffic movements on the local road network which could increase safety issues in some locations. Impacts are **uncertain**	New employment land provision could help deliver greater funding for safety improvements to road infrastructure and support the delivery of new off road walking and cycling routes However new employment land provision could also lead to an increase in traffic movements on the local road network which could increase safety issues in some locations. Impacts are **uncertain**	New employment land provision could help deliver greater funding for safety improvements to road infrastructure and support the delivery of new off road walking and cycling routes However new employment land provision could also lead to an increase in traffic movements on the local road network which could increase safety issues in some locations. Impacts are **uncertain**
to improve educational achievement and improve the District's skills base	✔	✔	✔
	The provision of new employment opportunities is likely to bring more employers into the District and many companies will offer staff training to allow their workforce to perform effectively. As such it is considered that any new employment land provision will have a **minor** to **moderate positive** and **long-term** impact on local skills.	The provision of new employment opportunities even at reduce rates is likely to bring more employers into the District who will reskill the local workforce to enable them to work effectively. As such the provision of new employment land even at a reduce level would have a **minor positive** and **long-term** impact on local skills level.	The provision of new employment opportunities is likely to bring more employers into the District and many companies will offer staff training to allow their workforce to perform effectively. As such it is considered that any new employment land provision will have a **moderate positive** and **long-term** impact on local skills.

to promote social inclusion and reduce inequalities associated with deprivation across the District	✔ The provision of new employment land could help improve local business skills and as well as provide local jobs for communities living in South Derbyshire. In turn this could reduce deprivation and worklessness. According to the Annual Business Survey published by NOMIS there have been on average around 800 jobs created each year within South Derbyshire between 2000-2008. Over the same time period there have been around 9ha of new employment land completed in the District each year. Under this scenario these trends are could to continue. This would have a **long term, moderate positive** impact.	✔ The provision of lower levels of employment land could reduce the rate at which new jobs are created in the District in traditional B Class uses. In turn this could reduce the capacity of new employment to contribute towards tackling deprivation although clearly factors such as the District's aging population profile and the growing population of the district introduce some **uncertainty** into this assumption. Local needs could partially be met through over provision within Derby City, reflecting proposed new housing distribution within South Derbyshire. Overall limited employment growth would be expected to help provide jobs to local communities. Impacts would be **positive**, of **minor to moderate** significance and **long term**	✔✔ The provision of employment land in excess of historic delivery rates could accelerate the rate at which new jobs are created in the District. In turn this could increase the capacity of new employment to contribute towards tackling deprivation locally subject to issues previously outlined. Impacts are considered of **moderate** to **major** significance**, positive** and **long term**. However, it was noted during appraisal work that excessive over delivery of sites in the District could undermine employment land delivery elsewhere in the HMA.
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔ The provision of new employment land will increase the number and/or size of employment sites and could help improve the accessibility of employment provision in the District. Impacts are considered **positive**, of **moderate** significance and **long term**. Although the full extent of impacts is **uncertain** and is likely to be largely based on the proposed location of future sites.	✔ The provision of new employment land will increase the number and/or size of employment sites and hence should help improve the accessibility of employment provision in the District. Impacts are considered **positive,** of **minor** to **moderate** significance and **long term**. The full extent of impacts is **uncertain** and is likely to be largely based on the proposed location of future sites.	✔✔ The provision of new employment land will increase the number and/or size of employment sites and hence should help improve the accessibility of employment provision in the District. Impacts are considered **positive**, of **major** significance and **long term**.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	? According to 2001 census data around 40% of people who live in the District also work in the District, with 60% commuting elsewhere, although this is mainly to adjacent urban. It is unclear whether the provision of new employment at historic rates will significantly influence commuting patterns especially if significant new housing on the edge of Derby is served by employment inside the city.	? A decrease in the growth of new employment land provision could lead to increased commuting. According to 2001 census data around 40% of people who live in the District also work in the District, with 60% commuting elsewhere, although this is mainly to adjacent urban areas. It is unclear whether the provision of reduced levels of new employment will significantly influence commuting patterns. . Impacts are **uncertain**.	? Depending on its location within the District, an increase in the growth of new employment land provision could lead to decreased commuting. However, it is unclear whether the greater provision of new employment will significantly reduce out commuting, particularly if identified employment needs are met within the DUA. Impacts are **uncertain.**
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	✔✔ In absolute terms the provision of new employment land (based on historical trends of around 8ha per year) should help deliver economic growth within the District (around 800 full time equivalent) and drive the Districts economic competitiveness. See ONS 2008 Annual Business Inquiry results for the District. Impacts of trend based employment land provision are considered to have a **moderate** to **major**, **positive** and **long-term** effect.	✔ The provision of new employment land, even at a reduced rate, is likely to facilitate economic growth although this could be at a reduced level. However growth may be displaced to other locations including adjacent urban areas or by non- B class employment. Nonetheless, even with reduced employment land provision, this option would still make **moderate positive** and **long-term** contribution to the district's overall economic performance.	✔✔ An increase in employment land provision would allow greater choice for local businesses in choosing new employment sites. However, it may not increase commercial development unless there is a step change in the development of sites beyond historical take up rates. The provision of sites would contribute towards economic growth and help maintain economic competitiveness. Impacts are considered likely to have a **major, positive** and **long-term** effect.

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✔✔ The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban (and where appropriate rural) locations and help create new employment opportunities at a rate similar to historic trends (around 800 fte jobs p.a.). Growth at this level would also make a modest contribution towards economic growth in respect of construction. Impacts are considered **positive,** of **moderate to major** magnitude and **long term**.	✔ The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban and where appropriate rural locations and help create new employment opportunities albeit at a slower rate than historically. The delivery of new employment sites, even at reduced levels, could make a modest contribution to the local construction sector. Impacts are considered **positive, moderate** and **long term**.	✔✔ The provision of new employment sites above historical levels could help increase the quantity and quality of new sites for development in both urban and rural locations and help create new employment opportunities It is considered that the provision of new sites ahead of historic trends is, on its own unlikely to lead to a step change in new employment creation however it will create greater choice for local businesses It will also support the local construction sector beyond that expected in options 1 and 2. Impacts are considered **positive**, of a **moderate** to **major** magnitude and **long term**.
to enhance the vitality and viability of existing town and village centres	? New commercial development could help improve the viability of town and village centres, although this is dependent on the type of commercial developments planned for and the types of uses to be allowed in town centres. (This issue is considered in matrix 22 – town centres and retailing). Impacts from greater employment developments in town centres are considered **uncertain**.	? New commercial development could help improve the viability of town and village centres, although this is dependent on the type of commercial developments planned for and the types of uses to be allowed in town centres. Impacts from greater employment developments in town centres are considered **uncertain**.	? New commercial development could help improve the viability of town and village centres, although this is dependent on the type of commercial developments planned for and the types of uses to be allowed in town centres. Impacts from greater employment developments in town centres are considered **uncertain**.
to improve the quality of new development and the existing built environment	✔ Employment provision at existing rates could make a modest **(positive)** contribution towards improvement in the public realm although the full extent of any potential contribution is **uncertain**. Impacts are considered to be of a **minor** to **moderate** significance and would be dependent on the location of proposed works.	✔ Employment provision below existing rates could make a limited **(positive)** contribution towards improvement in the public realm although the full extent of any potential contribution is **uncertain**. Impacts are considered to be of a **minor** magnitude and would be dependent on the location of proposed works.	✔ Employment provision above existing rates could make a modest **(positive)** contribution towards improvement in the public realm although the full extent of any potential contribution is **uncertain**. Impacts are considered to be of a **moderate** magnitude and would be dependent on the location of proposed works
to minimise waste and increase the reuse and recycling of waste materials	X Trend based growth within the District would give rise to additional waste. Impacts are considered **negative** and **Short term**(as wider government policy is considered likely to hold the rate of commercial and industrial waste levels static over the whole plan period – even taking into account growth in new commercial development[1].	X Below trend based growth would lead to less waste being produced in the District compared to the trend based growth option but could nonetheless lead to higher levels of waste on aggregate. Nonetheless impacts are considered **negative** and **short term,** as wider government waste policy should lead to reductions in waste volumes towards the end of the Plan period, which will offset new growth.	X Above trend based economic growth would lead to increase waste generation. This option could lead to higher waste generation and would have a **negative** impact which is likely to be of a greater **magnitude** than options one or two. Whilst waste policy could over time offset gains from additional growth significant, it was considered that the overprovision of sites could lead to additional waste generation and reduce the potential for the reuse of derelict employment sites on a **permanent** basis even taking into account broader national and waste policy.

[1] National Study into commercial and industrial waste arisings, April 2009

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--
	No impacts. Impacts are largely unrelated to the overall amount of growth and would depend on how sites are designed and implemented.	**No impacts**. Impacts are largely unrelated to the overall amount of growth and would depend on how sites are designed and implemented.	**No impacts**. Impacts are largely unrelated to the overall amount of growth and would depend on how sites are designed and implemented.
to reduce water, light, air and noise pollution	X	X	XX
	Additional trend based employment development could lead to increases in water, light, air and noise pollution levels. Impacts are likely to be of **moderate** significance and **negative** although would be largely be determined by where new development is located and the detailed design of the scheme.	Additional, but below trend based employment development could lead to some increases in water, light, air and noise pollution levels. Impacts are likely to be permanent; of **minor** to **moderate** significance and **negative**, although would be largely determined by where new development is located and the detailed design of the scheme.	Additional above trend based employment development could lead increases in water, light, air and noise pollution levels. Impacts are likely to be permanent, of **moderate** to **major** significance and **negative** although would largely be determined by where new development is located and the detailed design of the scheme.
to minimise the irreversible loss of undeveloped (greenfield) land	X	X	XX
	In absolute terms the allocation of new employment land could lead to the loss of additional sites over the Plan Period Any losses would lead to a **negative** and **permanent** impact of **moderate to major** significance as there is generally very little previously developed land available in the district.	The reduced supply of employment land could lead to **negative** and **permanent** loss of limited greenfield. Impacts would be of **minor** significance.	This option is likely to lead to lead to a greater loss of greenfield land than trend based growth Impacts would be **negative** of **moderate** to **major** significance and **permanent**.
to reduce and manage flood risk and surface water run-off	?	?	?
	Impacts **uncertain** and depended on the specific location and design of developments rather than the overall amount. Impacts are uncertain.	Impacts **uncertain** and depended on the specific location and design of developments rather than the overall amount. Impacts are uncertain.	Impacts **uncertain** and depended on the specific location and design of developments rather than the overall amount. Impacts are uncertain.

to reduce and manage the impacts of climate change and the District's contribution towards the causes	?	?	?
	Additional employment could increase Carbon Dioxide and other greenhouse gas emissions, which would have a negative impact on this objective. However, new businesses located closer to new and existing homes could help reduce levels of commuting. This would be dependent on sites being located close to existing communities and accessible by public transport, walking and cycling. Impacts are **uncertain**.	A reduction in new employment provision would still lead to some increases in greenhouse gases associated with commercial activities but the extent of any increases is **uncertain**.	An increase in new employment provision could increase GHG emissions associated with commercial and industrial activities, but this may be offset by a reduction in the length of journeys to work. As such the impact of this option is **uncertain**.
to protect and enhance the cultural, architectural and archeological heritage of the district.	?	?	?
	The development of around 8 ha of employment land per year could have a detrimental impact on the archaeology and the architecture of existing buildings. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are **uncertain**.	The development of new employment sites, even at lower than historic delivery rates could have a detrimental impact on the archaeology and the architecture of existing buildings. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are **uncertain**.	The development of higher than historic rates of employment land per year could have a detrimental impact on the archaeology and the architecture of existing buildings. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are **uncertain**.
to improve access to cultural heritage of the District for enjoyment and educational purposes	?	?	?
	The development of around 8ha of new employment land could have a detrimental impact on the cultural heritage of the district. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are **uncertain**.	The development of less employment land than presently could have a detrimental impact on the cultural heritage of the district. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are **uncertain**.	The development of more employment land than presently could have a detrimental impact on the cultural heritage of the district. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are **uncertain**.
to conserve and enhance the District's landscape and townscape character	X	X	XX
	New employment provision over the Plan period will give rise to **negative** impacts on landscape and townscape. Impacts are likely to of **moderate** significance	New employment provision below trend will give rise to **negative** impacts on landscape and townscape albeit to a lesser extent than trend based growth. Impacts are likely to be of **minor** to **moderate** significance.	New employment provision above trend will give rise to **negative** impacts on landscape and townscape Impacts have been identified as being **negative** and of **moderate** to **major significance**.

Reviewed **12 May 2010** by IB, RG, KE, RC, NS. Typed up 29/30 May 2010. Amended 30 June 2010 and 10 April 2013

Housing Distribution Options – South Derbyshire

Issue 3 – Housing Distribution Options: Across the Housing Market Area

Local Plan Approaches:

Housing Distribution Option 1: Concentrate Most Development In and Adjoining Derby City (Business As Usual)

- Redevelopment of brownfield sites in Derby, and significant greenfield expansion within and on the edge of the City. Including within neighbouring local Authority

Housing Distribution Option 2: A Greater Role for Other Towns

- As Option 1 but with a greater amount of housing development dispersed more widely across the main towns in the HMA (including Swadlincote)

Housing Distribution Option 3: A Greater Role for Rural Settlements

- As option 2 but development would be even more dispersed to include some named villages and other rural locations

Housing Distribution Option 4: New Settlement(s)

- This option would involve the creation of a free standing new settlement in combination with Options 2 and 3 (development would still need to take elsewhere to meet local need)
-

Housing Distribution Option 5: A Greater Role for Burton On Trent

- This option would involve further development on the edge of Burton on Trent but with some development elsewhere in South Derbyshire to meet local need

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	X The loss of underused land within the city and greenfield sites adjoining Derby could lead to the loss or non-statutory sites. No statutorily protected sites have been put forward for development in this area. Development could also affect protected species although the extent of such impacts is uncertain until more detailed information on sites is available. Development on the edge of Derby City could lead to the loss or partial loss of Sinfin Moor Regionally Important Geological site. Based on the above initial evidence indicates that this option could have a **moderate** impact on biodiversity and geodiversity. Although significant uncertainty remains. Impacts would be **negative**.	X This option would be similar to Option 1 but would see some growth from the City diverted to Swadlincote in South Derbyshire. Like in Derby City housing sites identified around Swadlincote would not give rise to impact on any statutory wildlife sites, but could affect local wildlife sites and protected species. There are no geological sites around Swadlincote. Based on an initial assessment evidence indicates that this option could have a **moderate** impact on biodiversity and geodiversity. Although significant uncertainty remains. Impacts would be **negative**	X This option would be similar to Option 2 but would but would see some growth in rural areas as well as around Swadlincote and within and around Derby City. Having reviewed the rural settlements where housing growth potential has been identified (through the SHLAA process) sites around villages, Swadlincote and Derby will not lead to the loss of any Statutorily protected sites (such as SSSIs) although one site in Hilton is located close to a site (albeit separated by a dual carriage way). Whilst development within the Mease catchment could affect the integrity of the Mease SAC. All areas could affect none statutory (local) wildlife sites and protected species such as bats, newts and Badger. No impacts on regionally important geological sites other than the sites at Sinfin Moor already identified is likely. Based on an initial assessment evidence indicates that this option could have a **moderate** impact on biodiversity and geodiversity. Although significant uncertainty remains. Impacts would be **negative**	X This option is likely to be similarly to other options listed as some development will still take place elsewhere to meet local need. However, in principle the development of a new settlement could be directed towards locations where statutorily protected wildlife sites are not located and potentially towards areas of lower ecological interest in respect of local wildlife sites or protected species. However given the scale of such development it is likely that it would affect some protected species and sites of ecological importance such as Biodiversity Action Plan Habitats. Based on an initial assessment evidence indicates that this option could have a **moderate** impact on biodiversity and geodiversity. Although significant uncertainty remains. Impacts would be **negative**	X The loss of agricultural greenfield sites adjoining the northern edge of Burton* could affect adjacent/nearby non-statutory sites. No statutorily protected sites will be affected by development in this area. Development could also affect protected species although the extent of such impacts is uncertain until more detailed information on sites is available. (Although protected species would be subject to legal protection which is likely to reduce the significance of effects). Overall a **moderate** impact on biodiversity is likely as a result of development in this location although significant uncertainty remains. Impacts would be **negative**. Note* a large site for 2239 homes at Drakelow Park to the south of Burton in South Derbyshire has already received planning consent
to provide decent and affordable homes that meet local needs	✔✔ This option would allow some development in rural areas and Swadlincote to meet local need, although the bulk of development would be located within and around Derby City and as such would reflect local demand and need (as much of the need for new homes in South Derbyshire is to meet Derby City's needs) Impacts would be **positive** or **major** significance.	✔✔ This option would focus a greater proportion of development away from the edge of Derby towards Swadlincote. As such it may not as fully reflect local need as some growth required to meet the needs of Derby City could be met elsewhere in South Derbyshire. However a significant proportion of growth would still take place in and around the City. There would also be additional growth in some villages. Overall impacts are considered of **moderate to major** significance and **positive**.	✔✔ This option would be as option 2 but would see some of the growth accommodated in Swadlincote redistributed towards villages. Notable growth would still be located around Derby City and Swadlincote. This option may provide many local people with greater choice in terms of where they choose to live however it could result in some of the Cities housing needs being met away from the DUA. Overall housing needs would still be met. the impacts of this approach are considered of **moderate to major** significance and **positive**	✔ This option could lead to the creation of a new settlement in an unknown location. Growth within Derby City could remain consistent with previous options, but new growth in Swadlincote, the villages and on the edge of Derby is likely to be significantly reduced and focussed towards a new settlement (which will need to be large enough to have the necessary critical mass to ensure sustainability). As such growth in existing settlements may be relatively low with growth pushed to a single strategic location. As such whilst housing requirement would still be met at the District Level, growth may not be located in areas reflecting local need. Nonetheless impacts are considered **positive** and of **moderate** magnitude.	✔✔ This option would allow for growth as urban extensions to Derby City and Burton and urban extensions or infill within Swadlincote and key villages. This option would allow growth to be dispersed throughout the District but with a greater focus on the town. However it is unclear whether additional growth around burton would reflect local housing needs as sites would be better related to Burton than communities in the HMA. Nonetheless development could still contribute towards meeting overall housing requirements within the District Level . Overall the impact of this approach is considered of **moderate to major** significance and **positive**.

to improve the health and well-being of the population	✔✔ This option would facilitate new housing delivery mainly within/around Derby City. It would ensure the provision of new housing (including affordable housing) provision in locations where there is good access to community facilities, employment and retail provision. Overall impacts are considered to be **positive** and of **moderate** to **major** significance.	✔✔ This option would provide a wide range of choice for South Derbyshire residents. It would ensure the provision of new housing (including affordable housing) provision in locations where there is generally good access to community facilities, employment and retail provision (although access in key villages could be less than elsewhere), but could allow people opportunity to live in communities to which they have existing ties, i.e. close to family etc. Overall impacts are considered to be **positive** and of **moderate** to **major** significance.	✔✔ This option would facilitate new housing delivery mainly around Derby City and Swadlincote. It would ensure the provision of new housing (including affordable housing) provision in locations where there is reasonable access to community facilities, employment and retail provision. Overall impacts are considered to be **positive** and of **moderate** to **major** significance.	? This option would have an **uncertain** effect and would be largely dependent on the final location selected. It would however focus a significant proportion of housing growth in a single location away from existing communities and could require that residents move away from existing communities to access housing.	✔✔ This option would provide a wide range of choice for South Derbyshire residents. It would ensure the provision of new housing (including affordable housing) provision in locations where there is generally good access to community facilities, employment and retail provision (although access in key villages could be less than elsewhere), but could allow people opportunity to live in communities to which they have existing ties, i.e. close to family etc. Overall impacts are considered to be **positive** and of **moderate** to **major** significance.
to improve community safety and reduce crime and fear of crime	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety improvements or provision of cycle lanes etc associated with development on the edge of Derby). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered **positive**, and of **minor** to **moderate** significance.	✔✔ Contributions from new housing developments could help deliver highways capacity/safety improvements. It could also allow the regeneration of run down sites around Swadlincote and larger villages, which are the focus of antisocial behaviour (i.e. Swadlincote and Woodville regeneration area etc). Overall impacts are considered **positive**, and of **moderate to major** significance.	✔✔ Contributions from new housing developments could help deliver highways capacity/safety improvements. It could also allow the regeneration of run down sites around Swadlincote, which are the focus of antisocial behaviour (i.e. Swadlincote and Woodville regeneration area). Overall impacts are considered **positive**, and of **moderate** to **major** significance.	X Development focussed on one or two locations away from existing communities could restrict opportunities to deliver infrastructure improvements or urban regeneration in existing communities as growth levels in these areas would be significantly reduced and funding would need to be targeted towards the provision of new development in a new standalone settlement. Impacts are considered **negative** and of **minor to moderate** significance.	✔ Contributions from new housing developments could help deliver highways capacity/safety improvements. This options could also allow the regeneration of run down sites around Swadlincote although care would be needed to ensure the scale of growth in this area does not divert growth away from the town. Overall impacts are considered **positive**, and of **moderate** significance. So long as the scale of growth is carefully controlled.
to improve educational achievement and improve the District's skills base	? New development in this area could help support the development of new schools within and on the edge of Derby City. However it could also place additional strains on existing schools, which are close to capacity in many parts if the city. This could have an **uncertain** impact on education delivery and performance.	? New development in Derby would still have an uncertain impact even at reduced volumes because of existing issues with schools capacity within the City. Similarly capacity in Swadlincote is restricted. In the villages there is limited capacity for growth for those areas serviced by John Port School. The lack of school places in schools could have an **uncertain** impact on education delivery and performance.	? New development in Derby would still have an uncertain impact even at reduced volumes because of existing issues with schools capacity within the City. This is also likely to be an issue in Swadlincote where primary level schools provision is a known constraint to development. Secondary school provision is less constrained in Swadlincote although is problematic in the villages. Impacts are considered **uncertain**.	? New development in one or two locations could place additional pressures on existing schools places. However it could also provide opportunity for the development of new schools to meet growing need. However it is unclear whether such a settlement would be of a scale able to support a full range of educational facilities. Impacts are considered **uncertain**.	? New development on the edge of Burton is likely to be served by schools in Burton on Trent. It is unclear whether there is capacity to accommodate additional growth in South Derbyshire (beyond that already consented at Drakelow Park) in combination with proposed growth in Burton on Trent and East Staffordshire in general.
to promote social inclusion and reduce inequalities associated with deprivation across the District	✔ New development focused on the edge of Derby could improve access to affordable housing around many communities on the edge of the city including those with higher than average house prices where many residents may currently be excluded. It could also generate developer contributions to deliver new, or improve existing social infrastructure. Impacts are considered **positive**, of **moderate** significance.	✔✔ New development spread across South Derbyshire would provide opportunity to provide new low cost market and affordable housing throughout the district. It could also generate funds to deliver new social infrastructure including within Swadlincote. This could help tackle social deprivation which is above average compared to the rest of the District. Impacts are considered **positive**, of **moderate** to **major** significance.	✔ New development focused on the edge of Derby and Swadlincote could improve access to affordable housing. It could also generate developer contributions to deliver new, or improve existing social infrastructure. Impacts are **positive**, **moderate** significance.	? By focussing a significant proportion of all new development in new settlements or a small number of new settlements opportunities to tackle social and economic deprivation across the whole district could be reduced. However there may be potential to tackle deprivation to some extent but this would be dependent on the overall levels of growth elsewhere across the district. Impacts are **uncertain**	✔ New development focused on the edge of Burton and elsewhere in the vicinity of the town could improve access to affordable housing around many communities on the edge of the town. It could also generate developer contributions to deliver new, or improve existing social infrastructure. However growth would be less effective at tackling deprivation in South Derbyshire. impacts are considered **positive**, of **moderate** magnitude
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔✔ Development primarily focussed on the edge of Derby would allow residents access to existing social and community facilities, employment and retail services in the City. And whilst it is acknowledged that growth could place additional strain on some existing services, any growth could provide necessary contributions to ensure that new infrastructure is bought forward to meet future needs. Overall impacts are considered **positive** and of **major** significance.	✔✔ Development focussed on the edge of Derby and within and on the edge of Swadlincote would allow residents access to existing facilities. However it is acknowledged that growth could place additional strain on some existing facilities, any growth should be able to provide necessary contributions to ensure that new infrastructure is bought forward to meet future needs. Overall impacts are considered **positive** and of **moderate** significance	✔ Development dispersed across larger rural settlements, Swadlincote and the edge of Derby would provide a significant proportion of homes in locations with very good or reasonable access to existing services. In rural settlements access to services may be more limited although new homes would be focussed on larger settlements with a core of key services and these could help safeguard the futures of such services for new and existing residents. Overall impacts are considered **positive** and of **moderate** significance.	? New development focussed in one or two standalone communities could deliver a good level of new infrastructure, and access to services and facilities, although these would have to be developed from scratch. However the potential for new service provision would be dependent on the scale of any new settlement and in any case may reduce accessibility, in the short term whilst the development reaches sufficient size to sustain new facilities. Impacts are considered **uncertai**n.	✔ Further development on the edge of Burton on Trent would allow residents access to existing social and community facilities in the town as well as, employment and retail services locally. However, growth would support the growth of facilities outside of the HMA and would be less likely to be access by the district's residents. Overall impacts are considered **positive** and of **moderate** significance.

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to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✔ Generally existing infrastructure on the edge of Derby would be able to accommodate some level of growth (although there are some local sensitivities: schools capacity, sewerage, roads etc). In all locations public transport provision is very good. As such development in this location is likely to perform well against this objective, particularly in respect of increasing opportunities for public transport use although may perform less well in making use of existing infrastructure where constraints exist. Impacts are considered generally **positive** and of **moderate** significance.	✔ Generally existing infrastructure on the edge of Derby and within and around Swadlincote is able to accommodate some level of growth (although there is some local sensitivity: schools capacity, sewerage, roads etc). Public transport provision is good in both areas. As such development in this location is likely to perform well against this SA objective, particularly in respect of increasing opportunities for public transport use. Impacts are considered **positive** and of **moderate** significance.	✔ Generally existing infrastructure would be able to accommodate some level of growth subject to necessary improvements although there is some local sensitivity (schools capacity around Derby and the northern villages, sewerage in the Mease Catchment and the south western part of Derby, roads around Derby and Swadlincote etc). However public transport provision is very good around Derby City and Swadlincote. The larger villages are less well served and may lead to increased car use, where significant growth is planned. Nonetheless key villages have at least one frequent and regular bus services. As such this option is considered to perform **positively**, although could increase the need to travel by car where growth is in rural locations. Overall impacts would be positive and of **minor** to **moderate** significance.	XX Diverting a large proportion of growth away from existing communities to a new development location would require the provision of significant new infrastructure. It may also significantly reduce opportunities to strengthen public transport offer elsewhere. Initially (whilst any new settlements become large enough to support new transport services). Impacts are considered **negative** of **moderate to major** significance in the **short to medium** term. However, impacts would be likely to lessen as the new settlement becomes established and is able to support the greater provision public transport services and wider infrastructure.	✔ Further development on the edge of Burton at Winshill is likely to be able to accommodate some level of growth (although there is some local sensitivity: potable water supply, and schools capacity in Burton, problematic access and inadequate road infrastructure around Hawfield Lane). However public transport provision is generally good in and around the town. As such further development across these areas is likely to perform well against this objective, particularly in respect of increasing opportunities for public transport. Impacts are considered generally **positive** and of **moderate** significance.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	✔ The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local construction industry. Impacts are considered **positive**, of **moderate** significance and **long term** (duration of the plan).	✔ The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local construction industry. However within Swadlincote area development could occur on a limited number of existing employment areas, which could reduce poorer quality employment land provision, which may need replacing through the allocation of alternative sites. Overall impacts are considered **positive** of **moderate** significance and **long term**.	✔ The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local construction industry. However within Swadlincote and some larger villages development could occur on a limited number of existing employment areas which could reduce the level employment land provision for local businesses. However, overall impacts are considered **positive** of **moderate** significance and **long term**.	✔ The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local construction industry. Impacts are considered **positive**, of **moderate** significance and **long term**.	✔ The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local construction industry. Impacts are considered **positive**, of **moderate** significance and **long term**.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✔ Development focused on Derby City is unlikely to offer as significant an opportunity to diversify the economy of the districts main town and larger villages. However, additional housing growth on the edge of Derby could help widen the labour pool to meet the needs of businesses in the City, many of which already employ many of South Derbyshire's residents. Overall impacts are considered **positive** albeit of **minor**significance.	✔ Development focussed on Derby and Swadlincote is likely to support businesses in the District to a greater extent that focussing growth mainly around the city. It would also support local construction related jobs across the district instead of concentrating them in a small number of near city locations. Impacts are considered **positive** and of **minor** to **moderate** significance.	✔ A more dispersed pattern of housing growth could provide greater opportunity to spread development out across the district and support businesses in all locations by providing access to local labour. It would also spread construction related jobs more widely than options 1 and 2. Impacts are considered **positive** and of **moderate** significance. .	? Focussing development on one or two large development locations, potentially away from existing employment could have a negative performance against this SA objective. However it may also offer opportunity to deliver new, potentially large scale employment opportunities (where new housing growth is bought forward alongside employment provision). Overall impacts are considered **uncertain**.	✔ Further development focused on Burton on Trent is unlikely to offer significant opportunity to diversify the economy of the districts main town and larger villages. However, additional housing growth on the edge of the town could help widen the labour pool to meet the needs of businesses in Burton and South Derbyshire Overall impacts are considered **positive** and of **minor** magnitude.
to enhance the vitality and viability of existing town and village centres	✔ New development focused on Derby City would restrict opportunities for supporting town and village centre retail provision or improvements. Further given that vacancy rates in many of the district centres on the edge of the City are very low and there is no, or limited capacity for growth of many of the centres (Sinfin being the key exception having a vacancy rate of c. 20%) there is very limited potential for further development to improve existing centres. As such impacts are likely to be positive and of **minor** significance.	✔ New development focused on Derby City Swadlincote would restrict opportunities for supporting village centre retail provision or improvements. However growth in Swadlincote could help support the existing town centre which has a vacancy rate of around 12% and very limited number of shops selling comparison goods. As such this option is likely to perform notably better than option 1 and overall is considered to have a **minor to moderate positive** impact.	✔ Focusing development on Derby City, Swadlincote and larger villages would provide the greatest opportunity to secure improvements in Swadlincote and larger villages in retail provision and town and village centre improvements. As such this option performs better than both options 1 and 2 and over all is considered to have a **moderate positive** impact.	XX The creation of one or two new settlements is most likely to divert improvements and potential customers away from existing retail centres and could potentially compete with existing village or town centres for trade. However, a single large-scale development could potentially support existing nearby village centres providing complimentary retailing. Overall however it is likely that this option would frustrate the objective to support the viability and vitality of existing centres impacts are considered **negative** and of **moderate** to **major** significance.	X Further development on the edge of Burton on Trent could restrict opportunities for supporting town and village centre retail and other service provision or improvements to Swadlincote town centre or key villages by diverting growth away from the District. Impacts are considered **negative**, of **minor** to **moderate** significance and **long term**.
to improve the quality of new development and the existing built environment	✔ Focusing large-scale development on the edge of Derby together with some growth on brownfield sites in the City could limit opportunities to regenerate run down spaces, or improve the built environment in existing settlements in South Derbyshire. Nonetheless some new development would still be accommodated and this could offer opportunities for regeneration. Overall impacts would be **positive** and of **minor** to **moderate** significance to South Derbyshire.	✔✔ A greater level of development in Swadlincote could offer opportunity to improve the quality of the existing built environment in a number of previously developed and run down locations in need of renewal including a significant area of poorly restored and underused land around Woodville and Swadlincote. Overall impacts are considered of **moderate** to **major** significance.	✔✔ Development in Swadlincote and some larger villages could offer opportunity to improve the quality of the existing built environment in a number of previously developed and run down locations in need of renewal. Overall impacts are considered **positive** and of **moderate to major** significance.	? Focusing large-scale development on one or two new greenfield sites could present opportunities to create well-designed exemplar community. However, it would reduce opportunities to regenerate run down spaces in Swadlincote and some larger villages. Overall impacts would be **uncertain** and could depend on the scale of new development directed towards a new settlement.	✔ Focusing large-scale development on the edge of Burton could limit opportunities to regenerate run down spaces, or improve the built environment in existing settlements in South Derbyshire most notably Swadlincote. However opportunities for growth through windfall developments or reducing housing needs could still offer some opportunities for regeneration in the district. Overall impacts would be **positive** and of **minor** to **moderate** significance to South Derbyshire.

to minimise waste and increase the reuse and recycling of waste materials	?	?	?	?	?
	Individual site performance is **uncertain** and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future residents and the capacity of local waste sites to process waste.	Individual site performance is **uncertain** and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future residents and the capacity of local waste sites to process waste.	Individual site performance is **uncertain** and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future residents and the capacity of local waste sites to process waste.	Individual site performance is **uncertain** and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future residents and the capacity of local waste sites to process waste.	Individual site performance is **uncertain** and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future residents and the capacity of local waste sites to process waste.
to promote sustainable forms of construction and sustainable use of natural resources	X	X	X	X	X
	Irrespective of the specific location of growth national and local policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However set against this is the significant increase in housing supply to address demographic changes whilst each individual new home is likely to more efficient, the substantial increase in new homes will mean resource use will be higher. Impacts are likely to be **negative** and of **moderate** significance.	Irrespective of the specific location of growth national and local policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However set against this is the significant increase in housing supply to address demographic changes whilst each individual new home is likely to more efficient, the substantial increase in new homes will mean resource use will be higher. Impacts are likely to be **negative** and of **moderate** significance.	Irrespective of the specific location of growth national and local policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However set against this is the significant increase in housing supply to address demographic changes whilst each individual new home is likely to more efficient, the substantial increase in new homes will mean resource use will be higher. Impacts are likely to be **negative** and of **moderate** significance.	Irrespective of the specific location of growth national and local policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However set against this is the significant increase in housing supply to address demographic changes whilst each individual new home is likely to more efficient, the substantial increase in new homes will mean resource use will be higher. Impacts are likely to be **negative** and of **moderate** significance.	Irrespective of the specific location of growth national and local policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However set against this is the significant increase in housing supply to address demographic changes whilst each individual new home is likely to more efficient, the substantial increase in new homes will mean resource use will be higher. Impacts are likely to be **negative** and of **moderate** significance.
To reduce water, light, air and noise pollution	X	X	XX	?	X
	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution on the urban edge although the significance of these can be largely controlled through the detailed design of new development. There are no specific sensitive habitats or significant identified populations of protected species on the edge of Derby in South Derbyshire although there is a SSSI in Boulton although this is located some distance from the district boundary. There are also no identified constraints around Swadlincote and growth around villages is likely to be of a scale that sensitive sites would not be impacted by strategic growth. As such impacts are considered **negative** but of **minor** to **moderate** significance.	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution around new development although the significance of these can be largely controlled through the detailed design of new development. There are no specific sensitive habitats, or significant populations of protected species on the edge of Derby or Swadlincote and growth around villages is likely to be of a scale that sensitive sites would not be impacted by strategic growth. As such impacts are considered **negative** but of **minor** to **moderate** significance.	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution around new development although the significance of these can be largely controlled through the detailed design of new development. There are a number of sensitive sites located close to a number of larger rural settlements in the District (SAC near Overseal, SSSI to the north of Hilton). As such strategic levels of growth in some rural locations could have a **moderate to major** impact, although the full extent of impacts would be dependent on the scale nature and exact location of new development.	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution around new development location(s) although the significance of these can be largely controlled through the detailed design of new development. Overall impacts are considered **uncertain** and would be dependent on the exact scale, nature and location of development and how development is built out.	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution on the urban edge although the significance of these can be largely controlled through the detailed design of new development. There is potential for some impact for protected species at Drakelow Park, although mitigation to reduce the impact on these species has been secured by the Planning Authority as part of the permission. In respect sites to the north of the town there is County Wildlife site adjacent to the sites although again it is likely that with suitable mitigation impacts could be ameliorated. As such impacts are considered **negative** but of **minor** to **moderate** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	XX	X	X	XX	XX
	All sites on the edge of Derby in South Derbyshire are greenfield and as such new development will lead to the significant loss of previously undeveloped sites. Impacts would be **negative** of **moderate** to **major significance** and **permanent**.	Whilst sites on the edge of Derby are exclusively greenfield, there are a number of sites within Swadlincote, which are previously developed, and potentially suitable for housing development This option would provide some opportunity to develop some strategic sites on brownfield sites. Nonetheless the overall impact of this broad option is **negative** with impacts of **moderate** significance. Greenfield losses would be **permanent.**	Sites on the edge of Derby are exclusively greenfield, however there is opportunity to secure some housing development on previously developed land in Swadlincote and some larger villages. Overall impacts would be **negative**, of **moderate** significance. Greenfield losses would be **permanent.**	Having reviewed large brownfield sites within the District there are no available sites to accommodate a major new settlement(s). As such new housing would be on a predominantly (if not exclusively) greenfield site and would perform similarly to option 1. Impacts would be **negative** of **major** significance and **permanent.**	Further development sites on the edge of Burton would be greenfield (the consented Drakelow Site was predominantly brownfield although included around 10ha of greenfield land). In addition further development of greenfield sites at Winshill to meets the District's objectively identified housing need could undermine the Plan's vision and objective to regenerate some areas of Swadlincote which are brownfield or poorly restored minerals sites. Impacts would be **negative** of **major** significance and **permanent**
To reduce and manage flood risk and surface water runoff	--	--	?	?	--
	There are limited sites exclusively at fluvial flood risk on the edge of Derby other than an area of Boulton Moor Phase 2. There are some areas at risk from pluvial and sewer flooding. However given the scale of flood risk and large scale of sites (which allows localised areas at risk to be used for non vulnerable uses such as open space) and the requirement for SUDS it is likely that housing would be located in flood zone 1 (low risk). Overall it is expected that development in this location is likely to have **no impact**. This will be confirmed through later stages of the SA process.	There are very few sites at fluvial flood risk within or around Derby City and Swadlincote. There are some areas at risk from pluvial and sewer flooding. However given the scale of flood risk and large scale of sites (which allows localised areas at risk to be used for non vulnerable uses such as open space) and the emerging legislation on SUDS it is likely that housing would be located in low risk areas. Overall development in this location is likely to have **no impact**. This will be confirmed through later stages of the SA process.	Whilst development on the edge of Derby and around Swadlincote is generally located away from flood risk, there are notable areas of flood risk in many of the key villages in the District, which could be the focus of rural development. In short therefore, whilst the impact of flooding is uncertain in such areas and is likely to be dependent on site location and design. There is far greater potential for negative impacts in respect of flooding from this option compared to options 1 and 2. An **uncertain** impact is identified.	Extent of Impacts would be dependent on the scale, nature and location of any new settlements. Impacts are **uncertain**.	There are limited sites at fluvial flood risk on the edge of Burton. There are some areas at risk from pluvial and sewer flooding. However given the scale of flood risk and large scale of sites (which allows localised areas at risk to be used for non vulnerable uses such as open space) and the emerging legislation on SUDS it is likely that housing would be located in flood zone 1 (low risk). Overall it is expected that development in this location is likely to have **no impact**. This will be confirmed through later stages of the SA process.

to reduce and manage the impacts of climate change and the District's contribution towards the causes	X New development on the edge of Derby could reduce the need for new residents to travel long distances to access employment and local services. Whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative**, of **minor to moderate** significance.	X New development on the edge of Derby and around Swadlincote could reduce the need for new residents to travel long distances to access employment and local services. Whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative**, of **minor to moderate** significance.	XX New development on the edge of Derby and around Swadlincote could reduce the need for new residents to travel long distances to access employment and local services. However significant quantities of development in key villages could increase out commuting as people travel to access jobs, education and shops. Overall, this option is likely to perform less well than both options 1 and 2 and dependent on the scale of growth could perform poorly in respect of reducing the districts contribution towards climate change. However impacts are likely to be **negative** and of **moderate to major** significance.	? Extent of impacts would be dependent on the scale, nature and location of any new settlements. Impacts are **uncertain,** but could be reduced by ensuring that new settlements are bought forward with a mix of uses and sufficient services and facilities to meet day-to-day needs of local residents.	X Further development on the edge of Derby could reduce the need for new residents to travel long distances to access employment and local services. Whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative**, of **minor to moderate** significance.
To protect and enhance the cultural, architectural and archeological heritage of the District	? Significant levels of development around Derby has the potential to affect Radbourne Hall (Mickleover), Swarkestone Lowes (Sinfin and Chellaston) and Elvaston Castle Park and Garden (Boulton). However impacts is likely to be affected by the scale, nature and detailed layout of development proposals. Overall impacts are **uncertain**. The extent of impacts on architectural heritage will need to be refined through the SA and plan preparation process.	? This option would have potential to affect the sites identified in option 1. In the Swadlincote area, new development around Woodville could affect a number of listed buildings in the Woodville regeneration area (including the grade 2* TG Green building). Overall impacts are **uncertain**. The extent of impacts on architectural heritage will need to be refined through the SA and plan preparation process.	? This option could impact sites in Derby City and Swadlincote as option 2 (although impacts may be moderated in both areas as growth would be more dispersed). However many of the larger rural communities have designated conservations areas or are locally or nationally important in respect of architectural heritage (Melbourne and Repton). As such this option could have very significant (major) negative impacts. Although without detailed information on the location of rural sites it is concluded that impacts are **uncertain**. The extent of impacts on architectural heritage will need to be refined through the SA process as the locations of rural development (in this option if selected) are refined.	? The impact of this option would be dependent on the scale, nature and location of proposed new settlements. Overall impacts are **uncertain** and will need to be refined through the SA and plan preparation process.	? Significant levels of development around Burton has the potential to affect Bladon House However impacts is likely to be effected by the scale, nature and detailed layout of development proposals. Overall impacts are **uncertain**. The extent of impacts on architectural heritage will need to be refined through the SA and plan preparation process.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	? New development on the edge of Derby could impact the setting of important listed buildings around Mickleover and Thulston. However conversely new development around Sinfin and Chellaston could help improve access to the Trent & Mersey canal or provide funding to support the reinstatement of the Derby and Sandiacre Canal. Development around Boulton could improve access to Elvaston Castle Park and Garden. Impacts are considered **uncertain** and would be dependent on the exact location of development and whether schemes offer any benefits for improving community access to local heritage features.	? As option 1 in respect of Derby City. Generally development in Swadlincote would provide only limited opportunity to improve access to cultural and heritage facilities. However, Development of the TG Green and wider Woodville regeneration area could provide opportunities to secure the future of this building and potentially make it accessible to the public. Impacts are however **uncertain**.	? Development in Derby City and Swadlincote could offer the opportunities already explored. In respect of housing growth in larger rural villages it is unclear whether this could provide opportunities and would be dependent on the specific location of new development. Nonetheless there are some opportunities to safeguard heritage features in some locations (i.e. Aston Hall Hospital), but the potential effects of this option would depend on the location and scale of new rural housing. Overall impacts are **uncertain**. The extent of impacts on will be refined through the SA process.	? The impact of this option would be dependent on the scale, nature and location of proposed new settlements. Overall impacts are **uncertain** and will need to be refined through the SA process.	? The impact of this option would be dependent on the scale, and nature of development. Overall impacts are **uncertain** and will need to be refined through the SA process.
to conserve and enhance the District's landscape and townscape character	X New development will lead to the loss of local countryside. However impacts would vary depending on the scale nature and location of development and the perceived quality of Countryside. Overall, however impacts would be **negative** with the magnitude of impact determined by specific locations selected for growth. The scale of impact will be refined as further work on landscape impact is undertaken.	X New development would lead to the loss of countryside on the edge of Derby and Swadlincote. Brownfield development could offer limited opportunities to improve townscape in some parts of Swadlincote. Overall, however impacts would be **negative** with the magnitude of impact determined by specific locations selected for growth. However impacts would be moderated by opportunities to regenerate a number of rundown locations within the Swadlincote area including the Swadlincote regeneration area.	X New development would lead to the loss of countryside on the edge of Derby, Swadlincote and in other locations. Brownfield development could offer limited opportunities to improve townscape in some parts of Swadlincote or some villages. Overall, however impacts would be **negative** with the magnitude of impact determined by specific locations selected for growth. However impacts would be moderated by opportunities to regenerate a number of rundown locations within the Swadlincote area and other rural locations	? The impact of this option would be dependent on the scale nature and location of proposed new settlements and the sensitivity of nearby landscape or townscapes to the specific planned settlement. Impacts are likely to be negative although their magnitude is likely to be dependent on the location(s) selected for growth should this option be pursued.	X New development will lead to the loss of local countryside. However impacts would vary depending on the scale nature and location of development and the perceived quality of Countryside. Overall, however impacts would be **negative** with the magnitude of impact determined by specific locations selected for growth and the mitigation proposed.

Appraisal based on evidence based collected by South Derbyshire District Council and Derby City Council. Assessment undertaken by KE, RC and NS, RG and IB 4 April 2012, updated Feb 2013.

Housing Delivery Options –Derby Urban Area

Issue 4 – Housing Delivery Options in the Derby Urban Area

Local Plan Approaches:
Derby Urban Area Housing Delivery Option 1: Multiple Locations
- Disperse the locations of major development around multiple locations (BAU)

Derby Urban Area Housing Delivery Option 2: Single Location
- Concentrate major growth in a single location, perhaps in a single corridor

Summary of initial appraisal work:

SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	?	?
	New development on the edge of Derby is likely to have a negative impact on existing habitats and species although the extent of impacts could vary significantly depending on the location of sites selected for development. The selection of multiple sites may offer opportunity to connect up existing locally important sites (Bean Hole Plantation, Hell wood, Sinfin Moor Rigs, Derby Canal, Chellaston Brickworks LNR, Elvaston Castle LNR etc.) and as such could also offer opportunities for environmental improvement. Overall impacts are identified as **uncertain**, although this issue will be considered further through the SA.	New development on the edge of Derby is likely to have a negative impact on existing habitats and species. Development in a single location could offer potential to deliver large-scale habitat creation alongside new development. However it could also lead to the loss of, or have impacts on existing non-statutory wildlife or geological sites for example development around Sinfin and Chellaston could lead to the loss (or partial loss) of Sinfin Moor RIGS. Without detailed information on specific sites impacts are **uncertain** and will need to be refined through the SA process.
to provide decent and affordable homes that meet local needs	✔✔	✔
	More dispersed development would allow a mix of housing types to be bought forward in a range of locations. This option is likely to perform **positively** against this SA object. Impacts would be of **major** significance and **long term** (duration of the plan).	Focussing new development in a single development location would allow aggregate housing needs to be met and would provide a mix of homes to be bought forward to meet PUA need. However, it may restrict the ability of Derby City residents to move to a location they prefer (although some choice of location could remain where outstanding planning permissions at Boulton, Sinfin and Littleover remain live during the plan period). Overall Impacts are considered to be **positive** and of **moderate** significance.

to improve the health and well-being of the population	✔ Dispersed development would allow aggregate housing need to be met ensuring local residents have access to low cost market and affordable housing. Development could also allow the joining up of existing GI resources and fund improvements to local health care facilities where these are required. Overall impacts are likely to be **positive** of **moderate** significance and **long term** (Duration of plan).	✔ Focusing development in a single location would meet aggregate housing need in the PUA, although it could mean that some residents would have to move away from existing friends and family. Development could be bought forward in a comprehensive manner with significant open space, green infrastructure and social need (healthcare, education provision) provided as part of the proposed development. Overall impacts are considered likely to be **positive** of **minor** to **moderate** significance and **long term**. (Duration of plan).
to improve community safety and reduce crime and fear of crime	✔ Dispersed development patterns could generate contributions to tackle existing road capacitiy/safety issues or to fund community facilities, which could help, reduce crime and antisocial behaviour where local issues are identified. Impacts are considered **positive** and of **minor** significance.	? A single large-scale development would be designed from scratch and could provide opportunity to create a safe crime free environment through careful design and implementation. However, without adequate investment in activities for children and young adults or careful phasing it could also lead to antisocial behaviour or crime related issues. A single large scheme could also reduce developer contributions for tackling issues elsewhere. Overall impacts are **uncertain** as it would dependent on how any development is designed and implemented.
to improve educational achievement and improve the District's skills base	? A dispersed pattern of growth could help fund improvements to existing education facilities or help fund the creation of new facilities. New education provision has the potential to improve educational achievement in the District. However many existing schools are not suitable for further expansion and it is unclear whether sufficient funds would be generated from new development to fund the construction and operation of new facilities. Overall impacts are considered **uncertain**.	? Developing in a single location could help fund improvements to existing education facilities or help fund the creation of new facilities. New education provision has the potential to improve educational achievement in the District. However many existing schools are not suitable for further expansion and it is unclear whether sufficient funds would be generated from new development to fund the construction and operation of new facilities. Overall impacts are considered **uncertain**.
to promote social inclusion and reduce inequalities associated with deprivation across the District	✔ Dispersed development could provide opportunity for new housing provision across the southern edge of Derby (including more expensive areas (such as Mickleover, Littleover and Chellaston) and increase opportunities for people to access housing in these areas either through social or low cost market housing. Impacts are considered **positive**, of **minor** to **moderate** significance and **long term** (duration of plan).	✗ Focusing development could significantly increase opportunities for residents to live in the area selected for growth, however it could also reduce opportunities to provide new housing in many expensive suburbs of Derby away from the selected site and reinforce higher than average house prices in these areas. Impacts are therefore considered **negative**, of **minor significance** and **long term** (duration of plan).

To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔ Development across a range of locations would provide opportunity to support existing public transport provision and retail provision, whilst providing additional funds to support the delivery of new infrastructure and services such as healthcare provision, open spaces etc. where this is needed. Overall impacts are considered **positive** and of **minor** to **moderate** significance.	? Development in a single near urban location could provide opportunity to provide new infrastructure in a comprehensive manner. However careful phasing of development would be needed to ensure that growth which occurs before the provision of new development does not have a detrimental impact on existing communities and their ability to access pre existing local services. There would also need to be confidence that new development would generate funds sufficient to generate all additional local services and infrastructure improvements needed to support development in any final location selected. Presently however it is unclear whether sufficient funds could be generated. Impacts are **uncertain**.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✔✔ Dispersed development would enable growth to support existing public transport services and other underused services or facilities with spare capacity across the southern edge of Derby City. It could also offer greater potential to support the use of existing cycle routes (which are spread throughout the southern edge of Derby City). Overall, Impacts are considered **positive,** of **moderate** to **major** significance and **long term**.	? Development in a single location could provide opportunity to support some pre-existing public transport services; It would also offer the potential to development significant new infrastructure on site which could reduce the need for people to travel. Development could also potentially offer greater opportunity to support non-car travel by providing significant new walking and cycling routes. However focusing development in fewer locations could restrict opportunities to improve infrastructure or support public transport services elsewhere Impacts are **uncertain**.
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	✔ The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local construction industry and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are likely to be **positive** and of **moderate** significance (representing a notable uplift in historic housing delivery)	✔ The allocation and construction of a single large housing site would not reduce overall housing units built and will help create jobs for national, regional and local house builders and will support the local construction industry and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are likely to be **positive** and of **moderate** significance (representing a notable uplift in historic housing delivery)
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✔ Development in itself would help diversify the local economy by providing jobs in the construction sector and services sector (estate agents, solicitors etc). Dispersed development could also support existing businesses by providing a greater pool of labour resource across the whole of the southern edge of Derby rather than a single narrow location. Overall impacts are **positive** and of **minor** to **moderate** significance.	✔ Development in itself would help diversify the local economy by providing jobs in the construction sector and services sector. However development in a single location would not offer the same opportunities to strengthen and grow labour markets through out Derby, as all new homes would be in a single location. Overall, however, given the compact nature of Derby this issue is not considered so significant as to reverse the general benefits of large scale housing growth. Impacts are **positive,** of **minor** significance.

to enhance the vitality and viability of existing town and village centres and	?	?
	Most local centres within Derby City have low levels of vacancy and are well used (although Sinfin (high vacancy rate) and Boulton (no district Centre) could be improved and supported through growth. However, growth in other locations (for example Mickleover, Chellaston etc. would be constrained due to the nature of the existing centre. Overall impacts are considered **uncertain**	Concentrated growth in one location could provide opportunity to create a new, planned district Centre (Boulton), or improve an existing centre (Sinfin), by increasing local demand for the development or improvement of facilities. However it could also exacerbate parking and accessibility issues in other areas raised during discussions with local residents. Overall impacts are **uncertain**.
to improve the quality of new development and the existing built environment	✔	✔
	It is unclear whether new development dispersed across the southern edge of Derby will enhance the quality of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. However given that the it is a strategic aim of the plan to improve urban design it is expected that new development will deliver good quality urban spaces. Impacts are likely to be **positive** and of **moderate** significance. There are no conservation areas, world heritage sites or areas of architectural importance located in this area so significant negative impacts of dispersed growth are not considered likely.	It is unclear whether new development concentrated on a single location on the southern edge of Derby will enhance the quality of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. However, it is expected that new development will deliver good quality urban spaces in accordance with the strategic aims of the Plan. Impacts are likely to be **positive** and of **moderate** significance. There are no conservation areas, world heritage sites or areas of architectural importance located in this area so significant negative impacts of dispersed growth are not considered likely.
to minimise waste and increase the reuse and recycling of waste materials	?	?
	Individual site performance is **uncertain** and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	Individual site performance is **uncertain** and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.
to promote sustainable forms of construction and sustainable use of natural resources	X	X
	New development in this area will require the use of locally won sand and gravel and new development, is likely to increase natural resource use. Impacts are **negative** and of **minor** significance. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is **uncertain**.	New development in this area will require the use of locally won sand and gravel and new development, is likely to increase natural resource use. Impacts are **negative** and of **minor** significance. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is **uncertain**.

to reduce water, light, air and noise pollution	X There are a number of air quality management areas within Derby City and significant growth could also increase sewer flooding and surcharges in some parts of the City due to a lack of capacity in the existing sewerage network. This option could also lead to increase noise and light pollution close to the urban edge. Overall impacts from dispersed growth would be likely to be **negative** and of **minor** to **moderate** significance, but the overall magnitude of effects would be dependent on the specific location of development sites selected and the detailed design of schemes. Overall impacts are considered **uncertain.**	? There are a number of air quality management areas within Derby City and significant growth could also increase sewer flooding and surcharges in some parts of the City due to a lack of capacity in the existing sewerage network. This option could also lead to increase noise and light pollution close to the urban edge. Overall impacts from growth in a single location would be likely to be **negative**, but the overall magnitude of effects would be dependent on the specific location of development sites selected and the detailed design of schemes. Overall impacts are considered **uncertain.**
to minimise the irreversible loss of undeveloped (greenfield) land	XX New greenfield housing development on dispersed sites on the southern edge of Derby would lead to a notable loss in greenfield land irrespective of location. Impacts would be **negative** of **major** significance and **permanent**.	XX New greenfield housing development on dispersed sites on the southern edge of Derby would lead to a notable loss in greenfield land irrespective of location. Impacts would be **negative** of **major** significance and **permanent**.
to manage and reduce flood risk and surface water run-off	? New development on the edge of Derby could be affected by fluvial or pluvial flooding, although most areas of flood risk are localised affecting only small parts of the strategic sites identified in the SHLAA. Also parts of the city have limited sewerage capacity and development in some locations could exacerbate sewer flooding and sewer surcharges. However the extent and nature of any impacts would be determined by the combination of sites proposed and the delivery of suds and new infrastructure to support development. Impacts are **uncertain**.	? New development on a single site on the edge of Derby could be affected by a number of different types of flooding, although most areas of flood risk are localised affecting only small parts of the southern edge of the City, further new development could increase incidents of pluvial and sewer flooding. However the extent and nature of any impacts would be determined by the final location of any large site selected and the design of any development. Impacts are uncertain.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	X New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform to current efficiency targets and most likely would include SuDS provision. The development of new homes across a number of site would, on aggregate have a negative impact against this objective, although it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles compared to many rural areas in the district. Overall impacts are considered **negative**, of **minor** to **moderate** significance and **permanent**.	X New development on the edge of Derby in a single location could reduce the need to travel long distances to access employment and local services in the city. It would be built to conform to current efficiency targets and most likely SuDS which reduce and manage the impacts of climate change. The development of new homes would have a negative impact against this objective, it is likely that new development would perform better than existing housing stock in the district and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas. Overall impacts are considered **negative**, of **minor** to **moderate** significance and **permanent**.

to protect and enhance architectural and archeological heritage of the district.	? New development on the edge of Derby could affect the setting of listed buildings within or close to the edge of Derby including Radbourne Hall and Park, Silver Hill Farm, (Swarkestone Lowes) (a scheduled ancient monument) or the Trent and Mersey Canal conservation area. Development spread across a number of locations could affect existing architectural and archeological assets, although this would be dependent on the scale and location of specific development projects. Impacts are **uncertain**.	? New development on the edge of Derby could affect the setting of listed buildings within or close to the edge of Derby including Radbourne Hall and Park, Silver Hill Farm, (Swarkestone Lowes) (a scheduled ancient monument) or the Trent and Mersey Canal conservation area. Development in a single location could have a very significant impact on existing heritage features, however development of some sites may have minor or no impacts at all. This would depend on the final location of development and its scale and nature. Impacts are **uncertain**.
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	? New development could offer opportunity to improve access to a range of heritage features including the Trent Mersey Canal, Radbourne Hall and Elvaston Castle. Development around Chellaston could also offer potential to protect the alignment or assist in the reinstatement of the Derby and Sandiacre Canal. However whilst dispersed development could offer greater opportunities to secure improved access or interpretation of heritage facilities it could also reduce the funds or opportunities to secure any improvements. Overall impacts are **uncertain** and dependent on the location of new developments and the opportunities available locally.	? New development could offer opportunity to improve access to heritage assets on the edge of Derby. However this would depend on the location of the proposal and its relationship with nearby features. Impacts are **uncertain**.
to conserve and enhance the District's landscape and townscape character	? New development on the edge of Derby will lead to the loss of countryside across a range of locations. Impacts are likely to be **negative** due to the loss of countryside around the urban edge and the likely impact of development on near urban locations, although there may be opportunities to improve the urban edge in some locations. Overall impacts are **uncertain** and would be dependent on the development locations identified.	? New development on the edge of the city in a single location would lead to the loss of countryside and would most likely have an impact on wider landscape character in the vicinity of the site. Impacts are likely to be **negative** due to the loss of countryside around the urban edge although there may be opportunities to improve the urban edge in some locations. Overall impacts are **uncertain** and would be dependent on the development locations identified.

Reviewed **11 January 2010** by IB, RG, KE, RC, NS. Typed up 1st April 2010. Amended April 17 2013

Housing Options in the Derby Urban Area

Issue 5 –Sub Options for the Direction of Housing Growth Around Derby

Core Strategy Approaches:
PUA Housing Option 1: The Mickleover Area
- Promote urban extensions in a single large site or choice of closely related sites to the west and south west of Derby around Mickleover (Hackwood Farm, Newhouse Farm, or land around the former Pastures Hospital)

PUA Housing Option 2: The Littleover Area
- Promote an urban extension to the Littleover Area at Highfields Farm

PUA Housing Option 3: The Sinfin Area
- Promote urban extensions in a single large site or choice of closely related sites to the south west of Derby (Stenson Meadows, Stenson Fields and Wragley Way)

PUA Housing Option 4: The Chellaston Area
- Promote urban extensions in a single large site or choice of closely related sites to Chellaston

PUA Housing Option 5: The Boulton Moor Area
- Promote urban extensions in a single large site or choice of closely related sites to Boulton Moor

Summary of initial appraisal work:

SA Objective	Option 1 Mickleover	Option 2 Littleover	Option 3 Sinfin	Option 4 Chellaston	Option 5 Boulton Moor
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	X Land in this area is predominantly in agricultural (arable) use although a number of fields close to the settlement edge are used for horsiculture. There is a golfcourse located to the south of the Pastures site There are no statutorily protected wildlife sites in this location. Survey work supporting a number of development schemes in this area indicate (Hackwood Farm and New House Farm) indicate potential for: - Suitable foraging and commuting habitats for bats as well as mature trees and farm buildings which have potential to support roosting bats - Hedgerow and scrub could support suitable nesting habitat for birds, some of which could be lost - A large badger sett is present in brown cross plantation (within the site) - A brown hare was observed at Four Acre Plantation - There is suitable habitat locally to support Water Voles, Great Crested Newts and Reptiles No similar data is available for Pastures Hospital site. There are no features of geological importance in the area. Development in this area is likely to have a **moderate negative short term** impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be **positive** in the **long term** subject to onsite biodiversity gain.	X Land in this area is predominantly in agricultural (arable) use There are no statutorily protected wildlife sites, County Wildlife Sites or BAP habitats in this location according to a desktop survey of this broad area Based on limited information from historic planning applications and a desk based assessment: - Hedgerow and scrub could support suitable nesting habitat for birds - Suitable foraging and commuting habitats for bats as well as mature trees and farm buildings which have potential to support roosting bats. Pipistrelle Bats are known to commute through the permitted Highfields Site - There is potentially suitable habitat locally to support Water Voles, and Great Crested Newts. There are no features of geological importance in this area Development in this area is likely to have a **moderate negative short term** impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be **positive** in the **long term** subject to onsite biodiversity gain.	X Land in this area is predominantly in agricultural (arable) use There are no statutorily protected wildlife sites in this location. There is a county wildlife site (Hell Wood) which is secondary broad-leafed woodland which has developed on a ridge and furrow field. No BAP habitat has been identified during a desk based survey although historic records indicate that: - Great Crested Newts, Water Vole and Tawny Owl have been sited in this broad area in the past although sitings are dated - Hedgerow and scrub could support suitable nesting habitat for birds (Lapwings are known to have been present locally around Stenson Fields) - There is potential for foraging commuting and roosting bats in mature trees and appropriate old and/or disused buildings locally. - Limited potential grass snake and slow worm and brown hare Much of this area falls within the Sinfin Moor RIGS. Sinfin Moor is a Regionally Important Geological Site (RIGS) which formed over the bed of an ice age lake Development in this area is likely to have a **moderate negative short term** impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be **positive** in the **long term** subject to onsite biodiversity gain. Impacts on geodiversity would be negative, of moderate significance and permanent	X Land in this area is predominantly in agricultural (arable) use There are no statutorily protected wildlife sites in this location. There is a county wildlife site (Derby Canal) this is a mosaic habitat comprising of lowland swamp, secondary broad leaved wet woodland and scrub. A LNR and CWS (Chellaston Brickworks is located just inside Derby City). No BAP habitat has been identified during a desk based appraisal although this has identified that: - Hedgerow and scrub could support suitable nesting habitat for birds - There is potential for foraging commuting and roosting bats in mature trees and appropriate old and/or disused buildings locally - There are records of a badger sett and foraging around Derby Canal CWS - Water vole and otter Records to the south of the A50 Much of this area falls within the Sinfin Moor RIGS. Sinfin Moor is a Regionally Important Geological Site (RIGS) which formed over the bed of an ice age lake Development in this area is likely to have a **moderate negative short term** impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be **positive** in the **long term** subject to onsite biodiversity gain. Impacts on geodiversity would be negative, of moderate significance and permanent	X Land in this area is predominantly in agricultural (arable) use, although the eastern part of the site abuts Elvaston Castle Park and Garden which is also a County Wildlife Site consisting of parkland a large lake). It is also in part a Local Nature Reserve. There are no statutory sites within this location although a SSSI (Boulton Moor) is located 900m to the west of the Boulton Moor Phase 2 development site. No BAP habitat has been identified during a desk based appraisal although this has identified that: - Hedgerow and scrub could support suitable nesting habitat for birds - There is potential for foraging commuting and roosting bats in mature trees. - There are records of two badger setts in the vicinity identified during previous survey work in 2003. - There are records of Great Crested Newts (to the north east of the site (which were recorded during construction of the A6 although this habitat was removed under licence during road construction). No ponds suitable for GCN have been identified around the Boulton Moor site or to the south of this area Sinfin Moor RIGS lies to the west of this broad area of search Development in this area is likely to have a **moderate negative short term** impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be **positive** in the **long term** subject to onsite biodiversity gain.

See end note for clarification of assessment of significance

to provide decent and affordable homes that meet local needs	✔✔ The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be **positive long term** and of **major** significance.	✔✔ The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be **positive long term** and of **major** significance.	✔✔ The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be **positive long term** and of **major** significance.	✔✔ The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be **positive long term** and of **major** significance.	✔✔ The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be **positive long term** and of **major** significance.
to improve the health and well-being of the population	✔ The provision of new housing will help meet existing needs and future housing demand within the City and the northern part of South Derbyshire and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to and improve existing open space. Existing GI assets include Radbourne Hall and the national cycle route located to the north west of Mickleover as well as extensive public rights of way around Radbourne and Mickleover Country Park. Green wedges are located to the south and north of Mickleover. Despite this significant growth could also lead to the loss of countryside close to the existing urban edge, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor** to **moderate** significance.	✔ The provision of new housing will help meet existing needs and future demand for housing within the City and the northern part of South Derbyshire and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing and proposed open space. Existing or approved GI assets include 8.4ha Country Park and 11ha of strategic landscaping (to be created as part of the Highfields Farm Permission, Hell Wood and an extensive network of footpaths around and to the north of Findern. Hell Brook is also a notable GI asset locally. There is a green wedge to the north of Hall Pastures Farm. Despite this significant growth could also lead to the loss of countryside close to the existing urban edge and between Derby and Findern, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor** to **moderate** significance.	✔ The provision of new housing will help meet existing needs and future housing demand within the City and the northern part of South Derbyshire and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing green space. Existing green infrastructure includes the Trent & Mersey Canal (south of the A50) and an extensive network of public footpaths around Stenson, Twyford and Barrow. There is an existing green wedge to the north of Ashlea Farm. Despite this significant growth could lead to the loss of countryside close to the existing urban edge and between Derby and the villages of Stenson, Twyford and Barrow upon Trent, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor** to **moderate** significance.	✔ The provision of new housing will help meet existing needs and future demand for housing and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing green space. Existing green infrastructure includes the Trent & Mersey Canal (south of the A50), the former Derby to Sandiace Canal (now a long distance greenway) and an extensive network of public footpaths around Stenson, Twyford and Barrow. There is an existing green wedge to the north of Ashlea Farm. Despite this significant growth could lead to the loss of countryside close to the existing urban edge and between Derby and the villages of Stenson, Twyford and Barrow upon Trent, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor** to **moderate** significance.	✔ The provision of new housing will help meet existing needs and future housing demand and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing green space. Existing green infrastructure includes Elvaston Castle Park and Garden to the east of the A6) and an extensive network of public footpaths around Elvaston Castle and Thulston. New open space and sports pitch provision is proposed as part of the Boulton Moor development to the east of the A6. There is an existing green wedge to the west of Thulston Fields Farm. Despite this significant growth could lead to the loss of countryside close to the existing boundary and between Derby and Elvaston, Thulston and Aston on Trent, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor** to **moderate** significance.
to improve community safety and reduce crime and fear of crime	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered **positive**, and of **minor** significance.	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered **positive**, and of **minor** significance.	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered **positive**, and of **minor** significance.	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered **positive**, and of **minor** significance.	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered **positive**, and of **minor** significance.
to improve educational achievement and improve the District's skills base* *this needs updating following further (ongoing) discussions with schools planning	? New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are amongst the highest in Derby City. New development could also lead to the delivery of new education facilities. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by John Port Academy (South Derbyshire), which is at capacity and unable to accommodate any significant further growth. There may be potential to accommodate some pupils within Derby City. Impacts are therefore considered **uncertain**.	? New development could help lead to increases in the number of people in the wider area which could change education attainment levels in the local population which is higher than average for Derby City. New development could also lead to the delivery of new education facilities. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by John Port Academy (South Derbyshire), which is at capacity and unable to accommodate any significant further growth. There may be potential to accommodate some pupils within Derby City. Impacts are therefore considered **uncertain**.	? New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are amongst the lowest in Derby City in the Sinfin Area. New development could also lead to the delivery of new education facilities The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by schools in the City although the closest (Chellaston Academy) is at capacity and unable to accommodate further growth. It is unclear whether there is sufficient capacity elsewhere to accommodate pupils generated by the scale of growth proposed on the southern edge of the City. Impacts are therefore considered **uncertain**.	? New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are generally higher than the city average. New development could also lead to the delivery of new education facilities (such as schools). The exact impacts from new development are likely to be dependent on the scale of new development in this area, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by schools in the City although the closest (Chellaston Academy) is at capacity and unable to accommodate further growth. It is unclear whether there is sufficient capacity elsewhere to accommodate pupils generated by the scale of growth proposed on the southern edge of the City. Impacts are therefore considered **uncertain**.	? New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are generally lower than the city average. New development could also lead to the delivery of new education facilities (such as schools). The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by schools in the City although including Chellaston Academy and Noel Baker. Existing schools have not got the capacity to accommodate large scale growth beyond that already consented.
to promote social inclusion and reduce inequalities associated with deprivation across the District	✔ Mickleover is the least deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community of Mickleover. New development could however improve access to affordable homes in Mickleover as house prices are around 5.7 x average earnings for this area compared 4.5 x average earnings within the city. On balance impacts are considered **positive** albeit of a **minor** to **moderate** magnitude and **long term.**	✔ Littleover is the fourth least deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community of Littleover itself. New development could however improve access to affordable homes in this area as house prices are around 6.9 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered **positive** albeit of a **minor** to **moderate** magnitude and **long term.**	✔ Sinfin is the third most deprived ward in Derby City. New development could lead to changes in deprivation levels in the local vicinity although it is unlikely that new development would alter levels of deprivation within the existing community itself. New development could however alter the mix of housing choice locally, providing new market and affordable housing provision. Average house prices locally are 3.1 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered **positive** albeit of a **minor** to **moderate** magnitude and **long term**.	✔ Chellaston is the seventh least deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community itself. New development could however improve access to affordable homes in this area as house prices are around 5.5 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered **positive** albeit of a **minor** to **moderate** magnitude and **long term.**	✔ Boulton is the eighth most deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community itself. New development could however alter the mix of housing choice locally, providing new market and affordable housing provision. Average house prices locally are 4.5 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered **positive** albeit of a **minor** to **moderate** magnitude and **long term.**

To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✘ New Development in this location will be close to: - Primary Schools - Brookfield Primary School (The Hollow), Mickleover Primary School (Vicarage Road), Ravensdale Junior School (Devonshire Drive), Silverhill Primary School (Draycott Drive) - Secondary Schools - Murray Park School (Murray Road), John Port School (Etwall) - Major Foodstore – Tesco, Kipling Drive - Doctors Surgery – Vicarage Road, Cavendish Way - Pharmacy – Kipling Drive, Devonshire Drive, Station Road - Employment – Little industrial/commercial employment sites within the vicinity - Public Open Space – Vicarage Road Recreation Ground, Mackworth Park - Sports Pitches - Moorland Road - Public transport provision. Multiple frequent services including X38, V1, V2 Mb/Mr and 5. ranging from every 7-8 minutes to twice hourly. New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity deficit arising from new development where feasible or viable. Transport modelling work by the Authority indicates that subject to planned improvements to the SRN development in this broad area will not result in severe transport effects, although there may be benifits in phasing growth to be delivered through the Plan to later in the Plan period. On balance impacts are considered **negative** and of **moderate** significance subject to phasing most growth to the latter part of the Plan period as congestion effects on the SRN would be largely addressed from 2021 onwards through programmed highways capacity improvements to grade separate a number of junctions along the A38.	✘ New Development in this location will be close to: - Primary Schools - Griffe Field Primary School (Grosvenor Drive), St Peter's CofE Primary School (Thornhill Road / Church Street), Wren Park Primary. New Primary school as part of Highfields Farm Proposed - School (Jackson Avenue) - Secondary Schools - Littleover Community School (Pastures Hill) - Major Food Store (Tesco Mickleover) or Sainsbury (Kingsway) both out of ward - Doctors Surgery – Hollybrook Way, potential for new doctors? Atas part of community facilities at Highfields Farm Scheme - Pharmacy – Burton Road Hollybrook Way - Derby Royal Hospital is the largest employer in the City immediately adjacent to Littleover ward. - Public Open Space – Clemson Park. New provision at Highfields Farm - Sports Pitches King George V playing fields (outside ward). New provision at Highfields Farm - Public Transport Provision. Multiple frequent services including HQ, Royal, V1, V2, V3, X38, Mb/ Mr, 5, 35 New development will benefit from existing and proposed but currently unimplemented infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints where feasible or viable. Transport modelling work by the Authority indicates that this is not possible in respect of congestion around the A38 (although new residents in this area would not need to cross the A38 to get into Derby City). Nonetheless development in this area could be well served by existing local facilities. On balance Impacts are considered **negative** and of **minor** significance.	✔ New Development in this location will be close to: - Primary Schools - Chellaston Infant (School Lane), Chellaston Junior (Maple Drive), Homefields Primary (Parkway), Shelton Infant (Carlton Avenue), Stenson Fields Community Primary (Heather Close) Shelton Junior (Carlton Avenue) - Secondary Schools – Sinfin CommunityCollege - Major Foodstore – Asda Sinfin, Sainsbury, Osmaston Park Road - Doctors Surgery – Osmaston Park Road, Sinfin District Centre - Pharmacy – Osmaston Park Road, Sinfin District Centre - Employment –Victory Road, Wilmore Road, Sinfin Lane and Goodsmoor Lane. Much of the Rolls Royce Estate is located in this Area - Public Open Space – Sinfin Park and Osmaston Park - Sports Pitches - Sinfin Recreation Ground - Public Transport Provision. Multiple frequent services including 38, 40, 41, 60 and 61. Most services run between 4 and 6 times per hour New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. Modelling work is ongoing to identify possible solutions to improve congestion locally and this could mitigate the effects of further development in this area. On balance Impacts are considered **positive** and based on the identification of a viable and feasible link road to mitigate road impacts of **minor** to **moderate** significance.	✔ New Development in this location will be close to: - Primary Schools - Chellaston Infant (School Lane), Chellaston Junior (Maple Drive), Homefields Primary (Parkway), Shelton Infant (Carlton Avenue), Shelton Junior (Carlton Avenue) - Secondary Schools - Chellaston Secondary School (Swarkestone Road) - Major Foodstore - Sainsbury's, Osmaston Park Road, Asda, - Sinfin - Doctors Surgery – Manor Road, Fellow Lands Way - Pharmacy - Derby Road, Chellaston Road - Employment Proposed Chellaston Business Park. Proximity to Rolls Royce in Sinfin - Public Open Space Chellaston Park - Sports Pitches - Pit Close Lane Recreation Ground - Public Transport Provision. Multiple frequent services including 60, 61. Both services run 6 x per hour New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered positive and of minor to moderate significance*	✔ New Development in this location will be close to: - Primary Schools - Allenton Community Primary (Brookhouse Street), Boulton Primary (Wyndham Street), Moorhead Primary (Brackens Lane), Oakwood Infant (Waldene Drive), Oakwood Junior (Holbrook Junior) - Secondary Schools - Merrill College (Brackens Lane), Noel Baker - Major Foodstore Sainsbury's, Osmaston Park Road (out of ward) - Doctors Surgery - Boulton Lane, Keldholme Lane, Gilbert Street - Pharmacy - Chellaston Road, Crayford Road - Employment - Boulton accommodates very little commercial development within the ward. New commercial development is located in Alveston and is accessible from the A6 - Public Open Space**: -** Boulton contains two notable areas of public Open Space - Field Lane Recreation Ground and Boulton Lane Recreation Ground - Public Transport Provision. Multiple frequent services including 40,41, 42, 43, 44,45, 60, 61, 73 and Skylink. New development will benefit from existing and proposed infrastructure and facilities (including the proposed park and ride scheme at Boulton Moor). However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered **positive** and of **moderate** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling) Discussions with Severn Trent Water indicate that new development could be problematic in this area	✘ Mickleover is generally well related to existing community infrastructure and retail facilities and is relatively well served by public transport. It is however located further way from employment areas than sites on the south and eastern edge of Derby City. In addition secondary school provision in this area (and indeed all sites on the edge of Derby is problematic). Transport modelling undertaken by the HMA Authorities that large scale growth in this location incombination with existing commitments and preferred growth locations in neighbouring districts could give rise to negative effects on the operation of the strategic road network. However interim improvements to the A38 were completed in 2014 and further proposals to grade separate junctions crossing the A38 are due to be completed by 2021. Restricting the level of growth prior to 2021 (which given the relatively short timeframe to 2021 and given that all sites in this area are greenfield and have yet to 'start') could help ensure that development in this area does not give rise to significant effects. However large scale growth across this area could also negatively effect the local road network and athese will need adressing in order to ensure the effects of growth in this area are acceptable An identified lack of capacity in the sewer network could be mitigated by strategic improvements to the network which may provide opportunity to reduce sewer flooding elsewhere in the Mickleover area. Developers are not able, under current rules to fund improvements to the sewerage network Overall Impacts from development in this vicinity are likely to have a **negative** impact against this objective of **moderate** magnitude.	✘ Littleover is generally well related to existing community infrastructure and retail facilities and is well served by public transport. It is however located further way from employment areas than sites on the south and eastern edge of Derby City. In addition secondary school provision in this area (and indeed all sites on the edge of Derby is problematic) and development may reduce opportunities for non-car travel for occupants of new development in this area. Transport modelling work indicates that the A38 could be affected by further development in this broad location. Discussions with Severn Trent Water indicate that new development would be more difficult to accommodate in this area due to the distance from the Pride Park Waste Water Treatment Works and the lack of fall in the sewer across much of the southern edge of Derby although some site could be served by Findern WWTWs. It is understood that developers are not able, under current rules to fund improvements to the sewerage network. Impacts from development in this vicinity are likely to have a **negative** impact against this objective of **minor** to **moderate** magnitude.	✔ Sinfin is well related to existing community infrastructure retail facilities and employment sites and is well served by public transport. There are however capacity issues in respect of local secondary school provision. Growth in this area could also have a negative impact on an already constrained local highways network, although serving development off the consented and funded T12 route in Derby City could overcome these issues. However, it is worth noting that there may be potential to secure an enhanced railway bridge on Stenson Road should works to electrify the Derby to Birmingham railway bridge take place between 2019-24 (during control period 6 CP6)). This could help reduce traffic congestion around the existing bridge and increase local highways capacity. Discussions with Severn Trent indicate that there would be issues with local sewerage infrastructure locally, although significant new development around Stenson Fields and Wragley Way would be less problematic than sites to the west of the city/ as they are located closer to the Waste Water Treatment Works for the City. Whilst acknowledging that secondary education provision is likely to be problematic, given that sewerage and road related issues have been identified as less problematic and capable of mitigation it is considered that this broad area performs better in respect its ability to make best use of existing infrastructure and reducing the need to travel. Impacts are considered **positive**, and of **minor** significance.	✔ Chellaston is well related to existing community infrastructure, retail facilities and employment sites and is well served by public transport. There are however capacity issues in nearby secondary schools and as such it is likely that occupiers of new development could be dislocated from secondary education provision which may increase the need to travel to access education. Discussions with Severn Trent indicate that there would still be issues with local sewerage infrastructure in this area, although significant new development around Chellaston would be less problematic as it located closer to the Waste Water Treatment Works for the City. Whilst acknowledging that secondary education provision is likely to be problematic, given that sewerage and road related constraints have been identified as less of an issue it is considered that this broad area performs better in respect its ability to make best use of existing infrastructure and reducing the need to travel. Impacts are considered **positive**, and of **minor** significance.	✔ Boulton is generally well related to existing community infrastructure, retail facilities and employment sites in Allenton and is well served by public transport. There are proposal for a park and ride site in this area although this has not been subject to a planning application. It is however dislocated from secondary school provision locally. This may reduce opportunities for non-car travel for occupants of new development. Discussions with Severn Trent indicate that local sewerage infrastructure in this area is less problematic than elsewhere on the Southern edge of Derby although there would be still issues with significant growth, Whilst acknowledging that secondary education provision is likely to be problematic, given that sewerage and road related constraints have been identified as less of an issue it is considered that this broad area performs better in respect its ability to make best use of existing infrastructure and reducing the need to travel. Impacts are considered **positive**, and of **minor** to **moderate** significance.
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	✔✔ The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are considered **positive** and of **major** significance.	✔✔ The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider **positive** and of **major** significance.	✔✔ The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider **positive** and of **major** significance.	✔✔ The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider **positive** and of **major** significance.	✔✔ The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider **positive** and of **major** significance.

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✔ Mickleover has one of the lowest rates of unemployment in Derby City. The development of new housing is likely to lead to an influx of mainly people who can afford to buy or rent new housing (which in any case tends to be more expensive in this area compared to most communities in Derby City) and could therefore reinforce existing low levels of unemployment. New development in this are performs **positively** against this objective although it is only of **minor** significance.	✔ Littleover has one of the lowest rates of unemployment in Derby City. The development of new housing is likely to lead to an influx of mainly people who can afford to buy or rent new housing (which in any case tends to be more expensive in this area compared to most communities in Derby City) and could therefore reinforce existing low levels of unemployment. New development in this are performs **positively** against this objective although it is only of **minor** significance.	✔ Unemployment rates are amongst the highest in Derby City in Sinfin. The development of new housing is likely to lead to an influx of people who can afford to buy or rent new housing and are most likely in employment and could therefore help reduce the proportion of unemployed people (although it is unclear whether this would reduce unemployment in the wider area directly unless additional jobs are created locally as a result of new construction). New development is considered to have a **minor positive** (beneficial) impact in respect of this SA objective	✔ Chellaston has below average rates of unemployment compared to Derby City. The development of new housing is likely to lead to an influx of mainly people who can afford to buy or rent new housing (which in any case tends to be more expensive in this area compared to most communities in Derby City) and could therefore reinforce existing low levels of unemployment. New development in this are performs **positively** against this objective although it is only of **minor** significance.	✔ Unemployment rates are below average in this area. The development of new housing is likely to lead to an influx of people who can afford to buy or rent new housing and are most likely in employment and could therefore help reduce the proportion of unemployed people locally. (Although it is unclear whether this would reduce unemployment in the wider area directly unless additional jobs are created locally as a result of new construction). New development is considered to have a **minor positive** (beneficial) impact in respect of this SA objective.
to enhance the vitality and viability of existing town and village centres	-- New development may support the vitality of the existing District Centre. However evidence indicates that vacancy rates in Mickleover are comparatively low compared to other district and local centres in the City indicating that this district centre is relatively healthy and responding to local needs. As such **no significant impact** of the viability and vitality of nearby district Centres is likely as a result of significant growth although growth in this area could support the delivery of a new local centre within proposed housing sites.	-- New development may support the vitality of the existing District Centre. However evidence indicates that vacancy rates in Littleover (8%) are comparatively low compared to other district and local centres in the City indicating that this district centre is healthy and responding to local needs. As such **no significant impact** of the viability and vitality of nearby district Centres is likely	✔ New development could support the vitality of the existing District Centre and neighbourhood centre in Sinfin. Recent surveys indicate that that vacancy rates in Sinfin are around 20% which is the highest of any district centre in Derby. New development could help increase the overall number of visitors to Sinfin District Centre and could support new retail provision locally and therefore reduce the number of vacant shops. Impacts are likely to be **positive, long term** and of **moderate** significance.	-- Chellaston district centre is split into two concentrations of retail activity on Swarkestone Road and the High Street, however there are few vacant units across the centre as a whole (less than 4%) indicating that this district centre is relatively healthy. As such **no significant impact** of the viability and vitality of nearby district Centres is likely.	? There is no district Centre in Boulton Ward. The closest is Allenton. Vacancy rates in Allenton are very low (less than 2%) and as such new development is unlikely to significantly reinforce the vitality of this area (it would in any case be located some distance from new residential developments on the edge of Derby). There may be potential for greater benefit if large scale development supported the creation of an improved or enlarged local centre within the Boulton Area although it is not clear whether this is realistic. Impacts are therefore identified as being **uncertain**.
to improve the quality of new development and the existing built environment	? It is unclear whether new development will enhance the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are no conservation areas, world heritage sites or areas of architectural importance located in this area Based on current information development in this vicinity would have an **uncertain** effect on this SA objective.	? It is unclear whether new development will enhance the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are no conservation areas, world heritage sites or areas of architectural importance located in this area Based on current information development in this vicinity would have an **uncertain** effect on this SA objective.	? It is unclear whether new development will enhance the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are no conservation areas, world heritage sites or areas of architectural importance located in this area Based on current information development in this vicinity would have an **uncertain** effect on this SA objective.	? It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are no conservation areas, world heritage sites or areas of architectural importance located in this area Based on current information development in this vicinity would have an **uncertain** effect on this SA objective.	? It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are no conservation areas, world heritage sites or areas of architectural importance located in this area Based on current information development in this vicinity would have an **uncertain** effect on this SA objective.
to minimise waste and increase the reuse and recycling of waste materials	-- New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. **No impacts** are identified in respect of this area. However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	-- New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. **No impacts** are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	-- New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. **No impacts** are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	-- New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. **No impacts** are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	-- New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. **No impacts** are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.
to promote sustainable forms of construction and sustainable use of natural resources	? New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this SA objective is **uncertain**.	? New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this SA objective is **uncertain**.	? New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against SA objective is **uncertain**.	? New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against SA objective is **uncertain**.	? New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this SA objective is **uncertain**.

to reduce water, light, air and noise pollution	X Generally new development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution although the significance of these can be significantly controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets. As such it is considered that impacts from new development in the Mickleover area would be **negative** and of **minor** to **moderate** significance.	XX Generally new development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution although the significance of these can be significantly controlled through the detailed design of new development. There is an air quality management area located around Uttoxeter Road in Littleover and further development coupled with existing schemes in South Derbyshire and Derby City around Highfields Farm could exacerbate existing air quality issues. As such it is considered that impacts from new development in the Chellaston Area could have a **negative** and **moderate** to **major** significance.	XX Generally new development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution although the significance of these can be significantly controlled through the detailed design of new development. There are air quality management areas along the ring road in Sinfin and along Osmaston Road. New development around Stenson and Sinfin could exacerbate existing air quality issues locally. As such it is considered that impacts from new development in the Sinfin area could have a **negative** impact on local air quality of **moderate** to **major** significance.	X Generally new development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution although the significance of these can be significantly controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets. As such it is considered that impacts from new development in the Chellaston area would be **negative** and of **minor** to **moderate** significance.	X Generally new development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution although the significance of these can be significantly controlled through the detailed design of new development. There are air quality management areas along Chellaston Road and Harvey Road and new development in this vicinity could exacerbate existing air quality issues locally. As such it is considered that impacts from new development in the Boulton area would be **negative** and of **moderate** to **major** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	XX New greenfield housing development on agricultural land immediately adjacent to the urban edge in Mickleover will lead to the loss of mainly grade 3 agricultural land Impacts would be **negative** of **major** significance and **permanent**	XX New greenfield housing development on agricultural land immediately adjacent to the urban edge in Littleover will lead to the loss of mainly grade 3 agricultural land Impacts would be **negative** of **major** significance and **permanent**	XX New greenfield housing development on agricultural land immediately adjacent to the urban edge of Stenson Fields and Wragley Way will lead to the loss of mainly grade 3, but also limited amounts of Grade 2 agricultural land Impacts would be **negative** of **major** significance and **permanent**	XX New greenfield housing development on agricultural land immediately adjacent to the urban edge of Chellaston will lead to the loss of mainly grade 3, but also limited amounts of Grade 2 agricultural land. Impacts would be **negative** of **major** significance and **permanent**	XX New greenfield housing development on agricultural land immediately adjacent to the urban edge of Boulton will lead to the loss of mainly grade 3 agricultural land Impacts would be **negative** of **major** significance and **permanent**
to manage and reduce flood risk and surface water run-off	-- There are no areas at fluvial flood risk in this area and given existing requirements to retains surface runoff to greenfield rates and proposed SUDS legislation new development is unlikely to increase flood risk elsewhere. No impacts are identified in respect of fluvial flood risk. Unmitigated new development in this area may increase sewer flooding locally given identified issues with the local sewerage network, however the effects of growth would be managed through strategic enhancements to the local sewerage network. Improvements may offer opportunity to address existing sewer flooding issues. Overall **no significant effects** are currently identified.	? There is a notable area at flood risk around pastures farm and Hell Brook and development in this area could increase flood risk to existing and new properties in this area. However the main area at flood risk around Hall Pastures Farm is not subject to any development proposals. In respect of areas subject to development proposal there is a small area of flood risk north of Hell Meadow (around Hell Brook) which has the potential to increase flood risk locally. However proposed works by the developer could also remove this area and a number of existing properties in the City and could therefore have a beneficial impact on flood risk in the wider area. As such impacts are identified as being **uncertain**. New development in this area may increase sewer flooding locally given identified issues with the local sewerage network although the likelihood and extent of such impacts are **uncertain**.	? There is a notable area at flood risk around Moor Lane to the west Ashlea Farm. Development in this area could increase flood risk to existing and new properties in this area. Most areas identified as potential development sites are located outside of this area however. For those sites which are subject to some flood risk there may be opportunities for locating open space in areas at higher risk and development in areas which are located in the 1:1000 floodzone (Zone 1) Impacts would be dependent on how development is implemented and is therefore **uncertain**. New development in this area may increase sewer flooding locally given identified issues with the local sewerage network although the likelihood and extent of such impacts are **uncertain**	-- There are no areas at fluvial flood risk in this area and given existing requirements to retain surface runoff to greenfield rates and proposed SUDS legislation new development is unlikely to increase flood risk elsewhere. **No impacts** are identified in respect of fluvial flood risk. New development in this area may increase sewer flooding locally due to existing capacity issues in the sewer network although this **uncertain.**	? There is a notable area at flood risk around the Phase 2 Boulton Moor site to the west of the permission site (Boulton Moor Phase 1). Development could increase flood risk to existing and new properties in this area. Most areas identified as potential development sites are located outside of this area however. For those sites which are subject to some flood risk there may be opportunities for locating open space in areas at higher risk and development in areas which are located in the 1:1000 floodzone (Zone 1) Impacts would be dependent on how development is implemented and is therefore **uncertain**. New development in this area may increase sewer flooding locally due to existing capacity issues in the sewer network although this **uncertain.**
to reduce and manage the impacts of climate change and the District's contribution towards the causes	X New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative,** of **minor** to **moderate** significance.	X New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative,** of **minor** to **moderate** significance.	X New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative,** of **minor** to **moderate** significance.	X New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative,** of **minor** to **moderate** significance.	X New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative,** of **minor** to **moderate** significance.

to protect and enhance architectural and archeological heritage of the district.	**?** There are no scheduled Ancient Monuments likely to be impacted by development in this location. However Historic England (HE) have raised concerns about development around the northern extent of this broad area on two counts; the impact on the setting of Radbourne Hall (Grade I) and park, as well as other listed buildings, and the impact on rural character. Development south of the B5020 would be hidden from view, but any development on the ridge would be visible from both the Hall and Silverhill Farm (Grade II) and clearly could impact the setting of identified features. Further south in this broad area extensive ridge and furrow was recorded during site surveys and is particularly evident to the west of Naseby Close and Daventry Close. And whilst no formal protection exists to protect this feature, where it remains it should be safeguarded wherever practicable. Impacts are uncertain and would depend on the scale nature and location of development.	**--** No architectural or archaeological features have been identified in this broad area. As such **no impacts** are likely to arise as a result of new housing development in this location.	**?** New development to the east of Deepdale Lane may impact on the setting of Swarkestone Lowes Sheduled Ancient Monument (SAM), which is located on high ground immediately south of the A50. Further development may also impact on the setting of the Trent and Mersey Canal conservation area. However impacts are likely to be dependent on the scale and layout of new development and from many locations would not be visible. Impacts are **uncertain**, and may be capable of mitigation through careful design.	**?** New development to the west of Holmeleigh Way (especially around the southern edge) may impact on the setting of Swarkestone Lowes Scheduled Ancient Monument (SAM), which is located on high ground immediately south of the A50. Further development may also impact on the setting of the Trent and Mersey Canal and Swarkestone Lock. However impacts are likely to be dependent on the scale and layout of new development and from many locations would not be visible. Impacts are **uncertain**, and may be capable of mitigation through careful design.	**--** No architectural or archaeological features have been identified in this broad area although Elvaston Castle Park and Garden is located to the east of the A6 and would be largely screened from view by consented development at Boulton Moor. As such **no impacts** are likely to arise as a result of new housing development in this location.
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	**?** HE have expressed concerns about the potential of large-scale development affecting the setting of Radbourne Hall and Silver Hill Farm in the northern part of this broad area. However impacts are likely to be **uncertain** depending on the scale nature and location of development and whether development offers opportunity to improve access to or contributions towards the protection and interpretation of cultural assets or safeguards the future of assets through the development process.	**--** No architectural or archaeological features have been identified in this broad area. As such **no impacts** are likely to arise as a result of new housing development in this location.	**?** New development south of Sinfin could offer opportunities to improve access to the Trent Mersey canal or help improve access to or interpretation of other locally important cultural assets. Potential impacts are **uncertain** and would be dependent on detailed design.	**?** New development south of Chellaston could offer opportunities to improve access to the Trent Mersey Canal, protect reinstate or provide interpretation of the former Derby and Sandiacre Canal or help improve access to or interpretation of other locally important cultural assets. Potential impacts are **uncertain**	**?** New development around Boulton could help improve access to green infrastructure around Elvaston and Thulston and may offer opportunities to help safeguard existing cultural assets such Elvaston Castle Park and Garden. Potential impacts are **uncertain**
to conserve and enhance the District's landscape and townscape character	**X** New development could lead to the loss of countryside on the urban edge around Mickleover. In particular notable impacts could occur should new development lead to development beyond the sustrans route, which currently filters views of the City edge from Radbourne Hall. However the loss of countryside would lead to notable visual impacts locally particularly in respect of existing homes to the east of the Ladybank Road. However development could soften the hard development edge in parts of this broad area and could lessen the prominance of the City edge from some views. Impacts are considered **negative** and of **moderate** significance. Impacts could be partially mitigated by the design, scale and exact location of potential development sites.	**XX** Development in this location could lead to the loss of countryside between Burnaston village and the Pastures Hospital site. Large-scale development could create a sense of coalescence between the two built up areas. The loss of countryside would be significant across much of this area due to the quality of the local landscape. Further the local landform would make screening additional development difficult across parts of this broad area. Overall new development is likely to have a **moderate** to **major negative** impact on the local landscape. It should be noted that the exact nature of impacts is likely to be largely influence by the design, scale and exact location of potential development sites.	**X** Development to the south of Sinfin and around Stenson Fields is likely to have a notable impact on the local landscape. New development could lead to the loss of open land up to the A50 and could block views of landmark buildings such as Stenson Fields Farm House. Generally, however impacts were not considered to be as significant as broad areas to the west as this landscape is less intact and less tranquil being impacted by large-scale transport routes to the south It is also located fully outside of areas of landscape and heritage sensitivity identified in the County Councils areas of multiple environmental sensitivity. Nonetheless impacts would be **negative** of a **moderate** significance. It should be noted that the exact nature of impacts is likely to be largely influence by the design, scale and exact location of potential development sites.	**XX** Development around Chellaston would in many locations be prominent due to high ground around Chellaston Hill. New development in this are could also be visible from the Trent & Mersey Canal Conservation area around Swarkestone Lock and would in certain locations bring built development tight up against the A50. However in other locations, for example to the east of the former canal route there may be some landscape elements which could help integrate new development into the existing landscape. Generally, however impacts from new development are consider **negative**, of **moderate** to **major** significance. It should be noted that the exact nature of impacts is likely to be largely influence by the design, scale and exact location of potential development sites.	**X** Development around Boulton Moor beyond Snelmoors Lane (the southern boundary of the existing Boulton Moor Site with OPP) could be difficult to integrate into the landscape due to the lack of existing landscape features and the local landform, which rises towards Aston Hill in the south east giving elevated views over the site from medium distances. However the landscape to the west of Boulton Moor Phase 1 is less intact and less tranquil than some other parts of the southern edge of Derby being impacted by large-scale transport routes to the south and east. It is also located fully outside of areas of landscape and heritage sensitivity identified in the County Councils areas of multiple environmental sensitivity Impacts from new development are considered **negative**, of **moderate** significance. It should be noted that the exact nature of impacts is likely to be largely influence by the design, scale and exact location of potential development sites.

Appraisal based on evidence based collected by South Derbyshire District Council and Derby City Council. Assessment undertaken by KE, RC and NS 3 Feb 2012. Updated April 18 2013, and 28 September 15

Employment Land Options in the Derby Urban Area

Issue 6 – Employment Land Options in the Derby Urban Area

Local Plan Approaches:
Derby Urban Area Employment Option 1: Mixed Use Urban Extensions to Derby
- Allocate sites for employment alongside housing allocations in the South Derbyshire part of the Derby Urban Area

Derby Urban Area Employment Option 2: Within Derby
- Take advantage of Derby City's employment land surplus to meet the needs of those living in new housing in the South Derbyshire part of the Derby Urban Area

Derby Urban Area Employment Option 3 Within South Derbyshire and Derby
- Rely in part upon sites within Derby City to meet the employment needs of residents of new housing developments within the South Derbyshire part of the Derby Urban Area. (BAU)

Summary of initial appraisal work:

SA Objective	Option 1 (BAU)	Option 2	Option 3 (BAU)
	?	✔	?
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Locating new employment alongside new housing on the edge of Derby (on Greenfield sites) could lead to a loss of diversity on the urban fringe. However existing policies to protect biodiversity set out the need for new development to deliver biodiversity gain. As such new development, particularly in areas of low biodiversity interest could deliver **uncertain** impacts depending on their implementation	Locating new development within the city could have a broadly beneficial impact in terms of biodiversity in the district as it could remove the need for new commercial development sites by accommodating growth on existing sites in the city. As such this could have a **positive long term** impact of **moderate** significance in terms of biodiversity impact. It may also perform well if it led to the more intensive use of surplus employment sites in the city.	This option could lead for some commercial development land in the district, and some in Derby City. A loss of diversity could occur on any sites set aside for new development although without further detail on the broad locations of potential development the potential for impacts is **uncertain.**

to provide decent and affordable homes that meet local needs	--	--	--
	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. **No impacts identified.**	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. **No impacts identified.**	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. **No impacts identified.**
to improve the health and well-being of the population	?	?	?
	New employment provision could make **minor positive** contribution to wellbeing where it delivers increase employment opportunities to deprived local communities. However, it is unclear where new sites would be located within the broad areas identified in this option. As such impacts are **uncertain**	New employment provision could make **minor positive** contribution to wellbeing where it delivers increase employment opportunities to deprived local communities. However, it is unclear where new sites would be located within the broad areas identified in this option. As such impacts are **uncertain**	New employment provision could make **minor positive** contribution to wellbeing where it delivers increase employment opportunities to deprived local communities. However, it is unclear where new sites would be located within the broad areas identified in this option. As such impacts are **uncertain**
to improve community safety and reduce crime and fear of crime	--	--	--
	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. **No impacts identified.**	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective **No impacts identified.**	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. **No impacts identified.**
to improve educational achievement and improve the District's skills base	--	--	--
	It is considered that additional employment land provision could help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base. **No impacts identified.**	It is considered that additional employment land provision could help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base. **No impacts identified.**	It is considered that additional employment land provision could help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base. **No impacts identified.**

to promote social inclusion and reduce inequalities associated with deprivation across the District	✔ Locating businesses close to where residents live will improve the accessibility to employment provision for residents and could help tackle (areas of moderate) deprivation around the DUA. Impacts are considered **positive, minor** and **long term**.	? Locating new development in Derby City could help the City Council tackle deprivation in communities within the City. However it may make accessing jobs more difficult for South Derbyshire residents, although the city is well served by a variety of transport modes. Impacts are considered **uncertain** and are likely depend on the precise location of sites, which could in any case remain adjacent to housing sites located in South Derbyshire.	✔ This option could help the tackle deprivation in in the City Boundary and provide some new employment opportunities in South Derbyshire. Locating businesses close to where residents live in South Derbyshire will improve the accessibility to employment provision for residents and could help tackle (areas of moderate) deprivation around the DUA. Impacts are considered **positive, minor** and **long term**.
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔ The provision of new employment land in the DUA will increase the number and spread of employment sites and hence should help improve the accessibility for those living in the northern villages or proposed growth in the DUA. Impacts are considered of moderate **magnitude**, **positive** and **long term**.	? The use of surplus land in Derby City to meet South Derbyshire's employment needs could help to improve access to employment for those living around the City Boundary or in communities in the northern part of the district. However if surplus land is located away from the District Boundary this could restrict local access to employment, especially where significant residential development takes place. Impacts are **uncertain** and dependent on location.	✔ The provision of new employment land around the District and within Derby City should help improve the accessibility to local employment by providing a spread of employment locations. Impacts are likely to be of **minor** to **moderate** significance, **positive** and **long term.**
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✔ New development immediately adjacent to Derby City could allow new developments to be accessible by a choice of transport modes, many of which are already provided for existing communities. It could further make best use of wider infrastructure provision in or adjacent to the city. Impacts could be **positive** of **minor** to **moderate** significance and **long term**,	? New employment development in Derby City could be accessible to local communities in South Derbyshire by a means of different transport alternatives, although if development were located away from the District boundary it could increase the need to travel. Impacts are **uncertain** and would depend on the location of specific sites.	✔ New employment development in Derby City and in South Derbyshire could be accessible to local communities in South Derbyshire by a means of different transport alternatives. It could further make best use of wider infrastructure provision in or adjacent to the city and in other locations and minimise the need for new infrastructure. Impacts are likely to be **positive,** of **minor** significance and **long term**.
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	✔✔ In absolute terms the provision of new employment land in the DUA should help deliver continued increases in the number of jobs t accessible to South Derbyshire communities. Impacts are considered **positive** and **long term** and of **major** significance. (note significance being determined by the approach to provision chosen from Issue 2 – Employment Growth)	✔ The provisions of new development (albeit in Derby City) would still meet local employer and community needs. As such it is considered that the provision of new employment development in the City would have a **positive** and **long term** impact of **moderate** significance.	✔✔ In absolute terms the provision of new employment land within and around the DUA and elsewhere in the District should help deliver continued increases in the number of jobs within the District accessible to local communities. Impacts are considered **positive** and **long term** and of **moderate** to **major** significance

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✔✔ The provision of new employment around the DUA or in larger villages could help increase the quantity and quality of new sites for development in the DUA and help create new employment opportunities for local residents. Impacts are considered **positive,** of a **moderate to major*** magnitude and **long term.**	✔ New employment land provision in the City could help meet the needs of more urban communities already located (or planned) on the fringes of Derby City. However growth elsewhere could be constrained under this option. Impacts are considered **positive,** of a **moderate** magnitude and **long term**	✔✔ The provision of new employment around the DUA or in larger villages could help increase the quantity and quality of new sites for development and help create new employment opportunities for local residents. Impacts are considered **positive,** of a **moderate to major** significance and **long term.**
to enhance the vitality and viability of existing town and village centres	? Additional development around Derby City could encourage more out commuting towards Derby City and could in turn lead to a long term decline or loss in employment sites in existing villages undermining viability. Impacts could be negative, although this option could be implemented with options to expand employment in local villages. Impacts are considered **uncertain**	? Additional employment provision within the City could encourage more out commuting towards and could in turn lead to a long term decline or loss in employment sites in existing villages undermining viability in some areas. Impacts could be negative, although this option could be implemented along with options to expand employment in local villages. Impacts are therefore considered **uncertain**	? Additional employment provision within and on the edge of Derby City and elsewhere within the district could encourage could help support existing nearby town and village centres although impacts would be dependent on the location of sites. Impacts are uncertain.
to improve the quality of new development and the existing built environment	? Widening of developer contributions consistent with issue 23 could enable new employment developments to contribute towards regeneration and townscape improvements, especially if a CIL approach was taken. Impacts are considered **uncertain**.	-- **No impact** New development to serve the District needs would be located outside of the district and would not be likely to offer opportunity for developer contributions payable to South Derbyshire District Council and would not be determined based on this authority's development management policy.	? Widening of developer contributions consistent with issue 23 could enable new employment developments in South Derbyshire, to contribute towards regeneration and townscape improvements in the City or on other rundown sites in South Derbyshire where these exist. Impacts are considered **uncertain** and would be dependent on the specific location of development.
to minimise waste and increase the reuse and recycling of waste materials	? Employment growth generally will have a negative impact on waste generation objectives (with higher overall growth likely to give rise to more waste) but it is not considered that the detailed location of specific sites will have any bearing on the amount of waste generated unless specific characteristics exist on site which could lead to waste generation such as the need for remediation or contamination. Impacts are **uncertain**.	? Employment growth generally will have a negative impact on waste generation objectives (with higher overall growth likely to give rise to more waste) but it is not considered that the detailed location of specific sites in the City will have any bearing on the amount of waste generated unless specific characteristics exist on site which could lead to waste generation such as the need for remediation or contamination. Impacts are **uncertain.**	? Employment growth generally will have a negative impact on waste generation objectives (with higher overall growth likely to give rise to more waste) but it is not considered that the detailed location of specific sites will have any bearing on the amount of waste generated unless specific characteristics exist on site which could lead to waste generation such as the need for remediation or contamination. Impacts are **uncertain**.

to promote sustainable forms of construction and sustainable use of natural resources	**X** Impacts in respect of sustainable construction are not considered likely as a result of differing spatial distribution options. However mixed-use development of sites on the edge of the City, whilst on aggregate likely to lead to increased resource use would allow residents to access new employment close to existing and proposed homes. Impacts are likely to be **negative** and of **minor** significance.	**X** Impacts in respect of sustainable construction are not considered likely. However focussing growth within the City could lead to increased resource use would allow residents to access new employment close to existing and proposed homes. Impacts are likely to be negative and of **minor** significance.	**X** Impacts in respect of sustainable construction are not considered likely. However targeting growth within the City and across the District could lead to the promotion of unsustainable travel patterns unless development is well related to existing and proposed communities. Impacts are likely to be negative and of **minor** to **moderate** significance.
to reduce water, light, air and noise pollution	**X** New development on the edge of the city could increase foul water flows to Derby City waste water treatment works which discharges to the Derwent. It could also impact on the existing sewerage network on the southern edge of the city. Development could also exacerbate impacts on air quality management areas in the City. Impacts are likely to be **negative** and of **minor** to **moderate** significance	**X** Relying on sites within the City would increase flows to waste water treatment works which discharges to the Derwent. It could also impact on the existing sewerage network on the southern edge of the city. Development could also exacerbate impacts on air quality management areas on the inner ring road. Impacts are **negative** and of **minor** to **moderate** significance.	**X** Employment growth within or around the edge of the city and elsewhere in the district could have a negative impact on in respect of diffuse or point source pollution, air quality, noise, light or odour. The exact nature of impacts would be partially dependent on the location and design of sites but are likely to lead to **negative** impacts of **minor** to **moderate** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	**XX** Development of sites on the edge of Derby in South Derbyshire would lead to the loss of greenfield sites (as no brownfield lands is currently available adjoining the PUA). Impacts would be **negative**, **moderate** to **major** (depending on the amount of land released), and **permanent**	✔✔ Reuse of previously developed, (brownfield) or underused land in the City would safeguard Greenfield sites in South Derbyshire, although it may not lead to a reduction in greenfield losses at the HMA level. At the South Derbyshire level impacts would be **positive,** of **moderate** to **major** significance.	**X** A combination of sites within and joining the city and elsewhere in the District could lead to the loss of some Greenfield sites. Impacts would be **negative** of **minor** to **moderate** magnitude (depending on the amount of land released and the proportion located on sites within the city. Where losses occur impacts would be **permanent**
to manage and reduce flood risk and surface water run-off	**?** Impacts **uncertain** and depended on the specific location where developments proposed as there are pockets of flood risk in areas across the edge of the DUA.	**?** Impacts **uncertain** and depended on the specific location where developments proposed as there are pockets of flood risk within the DUA.	**?** Impacts **uncertain** and depended on the specific location where developments proposed as there are pockets of flood risk within and around the edge of the DUA or elsewhere in South Derbyshire.

to reduce and manage the impacts of climate change and the District's contribution towards the causes	**X** New development on the edge of Derby and elsewhere in the district could reduce the need to travel long distances to access employment. As such whilst the development of new business sites would, on aggregate have a negative impact it is likely that new business premises would perform better than existing sites and given the near urban and mixed use nature of schemes. This would provide people opportunity to work close to where they live. Overall impacts are considered **negative and** of **minor** significance.	**X** New development within the City could reduce the need to travel long distances to access employment. As such whilst the development of new business sites would, on aggregate have a negative impact in aggregate terms it is likely that new business premises would perform better than existing sites. Overall impacts are considered **negative and** of **minor** significance.	**X** New development within the City and elsewhere in the district could provide new employment close to new and proposed residential areas. As such whilst the development of new business sites would, on aggregate have a negative impact in aggregate terms in respect of resource use and climate change gas emissions, it is likely that new business premises would perform better than existing sites. Overall impacts are considered **negative** and of **minor** to **moderate** significance depending on the exact location of sites.
to protect and enhance architectural and archeological heritage of the district.	**?** New development on the edge of Derby City could lead to the loss historic landscape and areas of archaeological and architectural potential. Although the extent of such impacts will be largely based on the specific sites chosen. **Impacts are uncertain.**	**?** New development within Derby City could lead to the loss historic landscape and areas of archaeological and architectural potential within the city or in South Derbyshire. The extent of such impacts will be largely based on the specific sites chosen. **Impacts are uncertain.**	**?** New development within the City or in South Derbyshire could lead to the loss historic landscape and areas of archaeological and architectural potential. Although the extent of such impacts will be largely based on the specific sites chosen. **Impacts are uncertain.**
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	**?** Performance against this objective is based on the specific location of the site **Uncertain** Impact.	**?** Performance against this objective is based on the specific location of the site **Uncertain** Impact.	**?** Performance against this objective is based on the specific location of the site **Uncertain** Impact.
to conserve and enhance the District's landscape and townscape character	**XX** Loss of additional countryside DUA could initially impact the landscape around the urban fringe and would see an encroachment of urban areas into the countryside. Impacts likely to be **negative,** and of **major** to **moderate** significance depending on the amount of land developed and its location. However, impacts are likely to reduce overtime where appropriate screening is secured to help integrate new development into the wider landscape.	**✔✔** Reuse of surplus land in the City would ensure that urban fringe areas are not used for employment uses. Impacts likely to be **positive, long term** (duration of plan) and of **major** to **moderate** significance depending on the amount of land developed and its location.	**X** Loss of some Greenfield sites on the urban fringe or elsewhere in South Derbyshire is likely to have a negative impact against this objective. Impacts likely to be **negative** and of **moderate** significance depending on the amount of land developed and its location

Reviewed **12 May 2010** by IB, RG, KE, RC, NS. Typed up 30 May 2010. Amended 1 July 2010. Amended 19 April 201

Transport Options in the Derby Urban Area

Issue 7 –Transport Options in the Derby Urban Area

Local Plan Approaches:
Derby Urban Area Transport Option 1: Minimum Intervention
- Make no provision to accommodate, or to influence mode of travel, for trips generated by new or existing development in the Derby Principle Urban Area. Focus on maintaining existing transport services and facilities.

Derby Urban Area Transport Option 2: Demand Management
- Accommodate travel demand generated by new and existing development by focusing on demand management and measures to influence travel behaviour.

Derby Urban Area Transport Option 3: Measures to Increase Use of Alternatives to the car
- Accommodate travel generated by new and existing development by focusing on improved infrastructure and services for public transport, cycling and walking.

Derby Urban Area Transport Option 4: Highway Based Improvements
- Accommodate travel generated by new and existing development by focusing on improved highway infrastructure.

Derby Urban Area Transport Option 5: A Hybrid Approach
- Combine elements of Options 2, 3 and 4 - as an integrated package of transport measures

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	X Minimum intervention will lead to gradually increasing traffic volumes, which could have a negative impact on local wildlife through disturbance or road conflict . However, impacts are considered **neutral** to **slightly negative**	✔ Demand management could help reduce traffic volumes, and hence conflicts between traffic and protected species or BAP priority species. It could also reduce the need for further road construction, and any associated species or habitat impacts. Impacts are considered **positive** and of **minor** significance.	X Measures to increase public transport and walking and cycling routes, could lead to the loss of some greenfield land to accommodate new cycling paths, park and ride facilities or tramways etc. Impacts are considered **negative** and of **minor** significance in the short term, although with appropriate management/planting could be negligible in the long term.	X The provision of new road is likely to lead to the loss of greenfield land, and could have a notable impact on protected species or habitats. Impacts are considered of **moderate** significance and **negative.**	X A combination of demand management, increased public transport provision and the delivery of new road infrastructure, could lead to the loss of existing biodiversity species and habitats, especially where new roads or public transport infrastructure is delivered through the plan period. Impacts are likely to be **negative** and of **moderate** significance.
To provide decent and affordable homes that meet local needs	-- **No Impacts Identified.**	-- **No Impacts Identified.**	-- **No Impacts Identified.**	-- **No Impacts Identified.**	-- **No Impacts Identified.**
To improve the health and well-being of the population	X Increased congestion and higher traffic volumes could discourage cycling and increase air pollution, which affects walkers and cyclists. Impacts are considered slightly **negative**, with worsening situation over the plan period.	✔ Demand Management could reduce car use, and provide incentives to encouraging cycling and walking. Impacts are considered **neutral** to **slightly positive** over the plan period	✔ Additional walking and cycling path provision, and new greenways provision, could help encourage a modal shift away from car use towards walking and cycling. Impacts are considered **positive** of **minor** to **moderate** significance.	XX Highways based improvements could reduce opportunities or funding to improve access via cycling and walking, and could increase traffic volume which may deter many from cycling and walking. Impacts are considered **negative** of **moderate** or **major** significance.	✔ A combination of demand management, increased public transport provision and the delivery of new road infrastructure, could encourage greater walking and cycling, although benefits could be offset by significant road building where this deters residents from using on street cycle path provision. Overall impacts are considered **positive** and of **minor** to **moderate** significance.
To improve community safety and reduce crime and fear of crime	X This approach could lead to increased congestion and a deterioration in road safety over the plan period, as traffic levels increase in line with historic trends. Impacts are considered **negative** and of **minor** to **moderate** significance.	-- Demand management could help subdue future increases in travel demand, and help moderate private car use over the plan period. **No Impacts Identified**	-- Measures to increase travel options (other than private car usage) could help subdue future increases in travel demand and help moderate private car use over the plan period. **No Impacts Identified**	✔ Improvements to the existing highway network could help remedy existing road capacity/safety issues, and could provide opportunity to improve capacity on the existing network. Overall Impacts are considered **positive** and of **minor** to **moderate** significance, although impacts could reduce over the plan period as increases in demand counters improvements in the road network during the Plan period	✔ A combination of demand management and increased public transport provision together with improvements to the wider road network, could reduce car usage on new and existing residential and local roads and increase capacity on the wider highways network. Impacts would be **positive** and of **moderate** significance.

To improve educational achievement and improve the District's skills base	--	--	--	--	--
	No Impacts Identified.	**No Impacts Identified.**	**No Impacts Identified.**	**No Impacts Identified.**	**No Impacts Identified.**
To promote social inclusion and reduce inequalities associated with deprivation across the District	--	--	✔✔	✔	✔✔
	Maintaining existing transport services and facilities in the DUA is considered likely to have **no impact** in terms of tackling deprivation and inequalities.	Demand management measures to influence travel behaviour and improve awareness of transport options are considered likely to have a **neutral** impact in terms of tackling deprivation and inequalities	Measures to improve accessibility by public transport walking and cycling could significantly improve access to local services and employment for families or individuals without access to a car. Impacts are considered **positive** or **moderate** to **major** significance.	Highways based improvements are more likely to benefit those with access to the car but it could also benefit public transport users and cyclists by reducing congestion on around and within the DUA. Overall impacts are considered **positive** and of **minor** significance.	Measures to improve accessibility by public transport walking and cycling coupled with demand management and improvements to the local road network could significantly improve access to local services and employment for families or individuals with and without access to a car. Impacts are considered **positive**, and of **moderate** to **major** significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	X	✔	✔✔	✔	✔✔
	Minimum intervention would have a **negative** impact on transport provision in the DUA. Impacts would **worsen** over the plan period. **Synergistic impacts** would be likely where new strategic housing or employment sites are located around the DUA which further increase travel demand.	Demand management could help ensure existing infrastructure operates efficiently, to allow existing and new residents to access existing services in Derby City and around the DUA. Impacts are considered **positive** and of **minor** significance.	Measures to increase transport choice could help improve access in the DUA to employment, education, and shopping facilities to all residents, including those without access to a car. Impacts are considered **positive**, of **moderate** to **major** magnitude.	Improvements to the highways network could help improve access to local services and facilities for all, but was considered most likely to benefit those with access to a car. Impacts were considered **positive**, of **minor** significance.	Measures to increase transport choice, coupled with demand management and the delivery of new road infrastructure, could help improve access in the DUA to employment, education, and shopping facilities to all residents. Impacts are considered **positive**, and of **major** magnitude.
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	XX	✔	✔✔	✔✔	✔✔
	Minimum intervention would see a continuing trend to increasing traffic volumes, which will continue to rise over the plan period. This could increase strain on the existing road network, which is already subject to congestion in many parts of the DUA, and could deter walking and cycling as well as negatively impact on bus journey times and reliability. Impacts are considered **negative** and of **moderate** to **major** significance, with impacts becoming more significant over the Plan Period.	Demand management could help ensure existing infrastructure can cope for longer with increasing demands on transport infrastructure over the Plan period. Impacts are considered **positive** of **moderate** significance. **Synergistic impacts** from additional development could however reduce the ability of infrastructure to cope, where new development exceeds local network capacity.	Increasing transport choice could encourage a modal shift away from car use to more efficient forms of transport such as public transport, walking or cycling. Impacts are considered **positive** and of **moderate** to **major** significance.	Highways based improvements, such as junction improvements or signalisation could increase the capacity of existing transport routes and services, and could provide new routes which could relieve congestion on existing roads (but may also generate increased traffic flows locally). Impacts are considered **positive** and of **moderate** to **major** significance.	A combination of demand management and increased public transport provision, together with improvements to the wider road network, would free up capacity on the existing highways network and would encourage a modal shift away from car use to more efficient forms of transport. Impacts are considered **positive** and of **moderate** to **major** significance**.**
To achieve sustainable and stable levels of economic growth and maintain economic competitiveness	X	?	✔	✔✔	✔
	Minimum intervention could increase traffic volumes and congestion, or provide little opportunity to upgrade the transport network around Derby City. This could frustrate economic investment and growth within the district. Impacts are considered **negative** and of **moderate** significance, with impacts becoming more significant over the Plan Period.	Demand management measures such as congestion levies or car parking charges and increased public transport provision, could reduce traffic volumes and congestion and encourage modal shift away from cars. However some measures themselves could deter businesses, due to costs or uncertainty about effectiveness. Impacts are considered **uncertain**.	Provision of new infrastructure, such as park and ride facilities, increased bus and cycle lane provision etc. could help reduce congestion on the existing highways network. Impacts are considered **positive**, of **minor** to **moderate** significance**.**	Improvements to the existing local road network could increase the capacity around the DUA, and improve links to the SRN around Derby (A38, A50 and A6 spur). Impact considered **positive** of **moderate** to **major** significance (depending on location).	A combination of demand management and increased public transport provision together with improvements to the wider road network, would free up capacity on the existing highways network which would benefit local businesses, although demand management could involve restricting road usage at some times or charging for parking spaces. Clearly such measures could affect the operation of some businesses. On balance impacts were considered **positive**, and would have **minor** to **moderate** significance.
To diversify and strengthen local urban and rural economies and create high quality employment opportunities	X	?	✔	✔✔	✔
	Minimum intervention would lead to an increase in traffic volumes and congestion over the longer term, or provide little opportunity to upgrade the local transport network, and could frustrate economic investment and growth within the District. Impacts are considered **negative** of **minor** to **moderate** significance.	Demand management measures could help to moderate traffic volumes and congestion and encourage modal shift away from cars. However measures themselves could deter businesses, due to costs or perceived restrictions in car use. Impacts are considered **uncertain**.	Provision of new non-car infrastructure could help to moderate congestion on the existing highways network. Impacts are considered **positive**, of **minor** to **moderate** magnitude.	Improvements to the existing local road network, and new road provision, could help to moderate congestion by increasing the capacity of the local road network. It could also improve access to the strategic road network including the A38 and A42. Impacts are considered **positive** of **moderate** to **major** significance.	New road infrastructure could improve access to the local and strategic road network, which could help attract new businesses to the District. Countered against this, demand management may deter some investment in South Derbyshire if it increases costs or places constraints on car or commercial vehicle use. Overall impacts would be **positive** and of **moderate** significance.

To enhance the vitality and viability of existing town and village centres	?	?	✔	✔	✔
	Increased congestion and non-provision of additional parking provision could deter shoppers from travelling to Derby City Centre or local centres such as Sinfin and Mickleover etc. However, it could also encourage greater use of local facilities if congestion (and journey time) to other centres deteriorates. Impacts are considered **uncertain.**	Demand management measures could discourage people from travelling to Derby City or local centres in the DUA. Reduced congestion could however reduce travel times for car and public transport and make walking and cycling more attractive, improving access to centres. Impacts are considered **uncertain**.	Measures to increase alternatives to car use could improve access by a variety of means to Derby City and local centres in the DUA. Impacts are considered **positive**, and of **minor** significance.	Improvements to the road network and other highways improvements could encourage increased travel into Derby City and existing and proposed district and local centres in the DUA. Impacts are considered positive, of **minor** significance.	Measures to improve access via improvements to public transport or the road network could have a beneficial effect against this objective. However, demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on waiting or delivery times etc. Overall however impacts are likely to be **positive** and of **minor** significance.
To improve the quality of new development and the existing built environment	--	✔	✔	--	✔
	No significant impacts identified.	Demand management could make a limited contribution towards improving the quality of new development by reducing the need for the large-scale provision of car parking in new development. Impacts are considered **positive** and of **minor** significance	Increasing non car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the significant provision of car parking in new development. Impacts are considered **positive** and of **minor** significance	**No significant impacts identified.**	Demand management and increasing non car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of large-scale car parking in new development. Impacts are considered **positive** and of **minor** significance
To minimise waste and increase the reuse and recycling of waste materials	--	--	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**	**No significant impacts identified.**	**No significant impacts identified.**
To promote sustainable forms of construction and sustainable use of natural resources	X	--	✔	XX	X
	Minimum intervention could result in increased traffic volumes and hence congestion over the plan period. This could in turn lead to the inefficient use of energy Impacts are considered of **minor** significance but could **worsen** over the plan period.	Demand management measures could help offset broader increases in traffic volumes over the plan period. Impacts are considered to be broadly neutral of slight negative significance, worsening over the plan period.	Increasing use of public transport walking and cycling within and around the DUA, could make a limited contribution towards reduced transport based GHG emissions, although some resource use might be required to construct any new public transport infrastructure. Overall, however, impacts are considered **positive** of **minor** to **moderate** significance.	Additional highways based improvements could foster further car based travel, which could increase transport based GHG emissions in the District. Impacts are considered **negative** and of **moderate** to **major** significance.	Additional highways based improvements could foster further car based travel, which could increase transport based GHG emissions in the District. However, coupled with demand management and public transport improvements, impacts could be significantly reduced. Overall this option is considered to have a **moderate negative** effect against this SA objective.
To reduce water, light, air and noise pollution	XX	--	✔	XX	X
	Minimum intervention could lead to increased traffic volume and congestion. This is likely to increase noise and air quality impacts on many routes. Impacts are considered **negative** of **moderate** to **major** significance, and likely to **worsen** over the plan period.	Demand management could help offset further increases in car travel or reduce the rate of transport growth, and could help to moderate noise and air quality impacts. Impacts are considered **neutral** to **slightly negative worsening** over the plan period (based on historic transport growth rates).	A more proactive approach to reducing car use could help to moderate overall car based trips and improve access to and use of cleaner and more efficient transport modes, which could help control noise and air pollution. Impacts are considered **positive,** and of **minor** to **moderate** magnitude.	Highways improvements could lead to increased pollution during construction and operation (although impacts could be largely mitigated through design). It could also increase traffic demands on existing roads, and lead to impacts on existing AQMA on the inner ring road in the City although may offer potential to reduce impacts where new roads alleviate congestion elsewhere. Generally, however impacts would be **negative** of **moderate** to **major** significance.	Highways improvements could lead to increased pollution during construction and operation in respect of water, light, noise and air quality. However effects could be reduced if improvements were bought forward in combination with demand management measures and improvements to public transport provision. Impacts would be **negative** and of **minor** to **moderate** significance.
To minimise the irreversible loss of undeveloped (greenfield) land	--	--	X	XX	X
	No significant impacts identified.	**No significant impacts identified.**	Measures to increase non-car transport provision could include the formalisation of existing greenway routes and development of park and ride facilities. As such this option could lead to some loss of greenfield sites, although the exact extent of losses is uncertain. Overall impacts are likely to be **negative** and of **minor** significance.	New road construction could lead to the loss of greenfield sites, although the extent of losses would be based on the scale of new road construction. Impacts are considered **negative, permanent** and of **moderate** to **major** significance.	New road construction, together with the delivery of new public transport infrastructure such as park and ride sites and cycle paths could lead to the loss of greenfield sites. although the extent of losses would be based on the scale of new road construction. Losses could be reduced by demand management measures. Impacts are considered **negative permanent** and of **moderate** significance.

To manage and reduce flood risk and surface water run-off	--	--	X	X	X
	No significant impacts identified.	**No significant impacts identified.**	The provision of some non-car transport infrastructure would increase impermeable hard surfaces (park and ride facilities), or create the need for culverts over existing water courses (walking and or cycling routes). As such this option could alter surface water drainage. Impacts would be **negative** and of **minor** significance.	Highways improvements including the construction of new roads, could increase impermeable hard surfaces, need for culverts or alter local landform etc. which may alter flood risk locally, although impacts could be mitigated through careful design. Impacts are considered **negative** of **minor** to **moderate** significance.	Highways improvements including the construction of new roads, together with new public transport infrastructure could increase impermeable hard surfaces, create a need for culverts or alter local landform etc.; This in turn may alter flood risk locally although effects could be mitigated through careful design. Impacts are considered **negative** and of **minor** to **moderate** significance.
To reduce and manage the impacts of climate change and the District's contribution towards the causes	XX	✔	✔✔	XX	X
	Minimum intervention would allow transport-based emissions in the District, to continue to increase alongside car usage and congestion. Impacts are considered **negative**, of **moderate** to **major** significance. Impacts would worsen over the Plan period.	Demand management could help facilitate a modal shift away from car use, and reduce the frequency that residents travel. Impacts are considered **positive** and **moderate** significance.	Measures to increase alternatives to the car could reduce reliance on car-based transport and increase opportunities for walking cycling and public transport provision. Impacts are considered **positive**, and of **moderate** to **major** significance.	Highways based improvements would encourage continued car usage in the District and would lead to increase transport based carbon emissions. Impacts are considered **negative** and of **moderate** or **major** significance.	Highways based improvements could encourage continued car usage in the District and would lead to increased transport based carbon emissions. However, set against this demand management and improved public and non-vehicular transport options could reduce overall car reliance. Impacts are likely to be **negative** and of **moderate** significance.
To protect and enhance architectural and archeological heritage of the district.	--	--	?	?	?
	No significant impacts identified.	**No significant impacts identified.**	The development of new facilities such as park and ride sites could have an impact on listed buildings, conservation areas or other architectural or historical sites of interest. Impacts would be dependent on the location, scale and nature of the measures adopted to reduce car use. Impacts are considered **uncertain.**	New road provision or highways improvements within the DUA could have a negative impact on conservation areas or listed buildings, although such an impact would be dependent on the location, scale and nature of the scheme. Impacts are considered **uncertain.**	New road and public transport infrastructure provision or highways improvements within the DUA could have a negative impact on conservation areas or listed buildings, although such an impact would be dependent on the location, scale and nature of the scheme. Impacts are considered **uncertain**
To protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	--	--	✔	?	✔
	No significant impacts identified.	**No significant impacts identified.**	The development of new facilities such as new greenways or the reinstatement of existing rail routes could have an impact on the District's cultural assets such as historic parks and gardens and historic buildings improving access to facilities. Impacts are **positive** and of **minor** significance.	New road provision or highways improvements in the DUA could have a negative impact on the Districts cultural assets, but could also improve access to heritage features. Impacts are considered **uncertain.**	New road provision together with the creation of new walking and cycling routes in the DUA, could provide opportunity to improve connectivity to heritage assets located close to the City. Impacts are **positive** and of **minor** significance**.**
To conserve and enhance the District's landscape and townscape character	X	✔	?	XX	XX
	Increased transport usage or congestion could have a sustained visual impact on townscape character of many rural fringe areas adjacent to Derby City. Impacts are considered **negative** of **slight** or **minor** significance. Impacts were considered likely to worsen over the plan period.	Demand Management could help reduce the need for new highways provision and could reduce congestion in many parts of the DUA. This in turn could reduce the visual impact of transport on townscapes in the DUA. Impacts are considered **minor** and **positive**.	Measures to increase alternatives to car use could reduce congestion in the district and have a positive impact on townscape. Around the DUA impacts could be balanced against landscape impacts associated with new public transport infrastructure provision such as park and ride sites etc. Impacts are considered **uncertain**.	New road construction could have a **minor** to **major** negative impact on landscape or townscape character, both during construction and operation.	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Similarly. The creation of new public transport infrastructure could also have a negative impact on local landscape (as such sites are likely to be on greenfield locations on the edge of the City). Overall Impacts are likely to be **negative** and of **minor** to **major** significance.

Reviewed **22 July 2010** by IB, RG, KE, RC, NS. Typed up 23rd July 2010. Amended 24 April 2013.

Housing Sub-Options: South Derbyshire Strategic Sites: Swadlincote Directions for Growth

Issue 8 –Sub Options For Directions of Growth in Swadlincote

Local Plan Approaches:
Swadlincote Housing Sub Option 1: Extensions to the west and south west of Swadlincote

Swadlincote Housing Sub Option 2: Extensions to the east of Swadlincote

Swadlincote Housing Sub Option 3: Extensions to the south of Swadlincote

Swadlincote Housing Sub Option 4: A combination of locations

Summary of initial appraisal work:
See commentary at end of this schedule

SA Objective	**Option 1** Extensions to the west and south west	**Option 2** Extensions to the east of Swadlincote	**Option 3** Extensions to the south of Swadlincote	**Option 4** A combination of locations
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	**X** Land in this area is largely in agricultural use. There are no statutory wildlife sites in this area although there are a number of County Wildlife Sites within 500m of identified potential development locations. Previous ecological assessments and surveys undertaken locally identify the following: - Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats - Hedgerow and scrub which could support nesting birds - Evidence of Barn Owl and Wren Locally - Evidence of Badger - Habitat with potential to support GCN and other amphibians locally There are no identified features of geological importance in this area Development in this area is likely to have a **moderate negative** impact on biodiversity in the **short term**. Impacts would be positive in the long term although could be reduced over time with careful site design and mitigation.	**X** Land in this area is largely in agricultural use. There are no statutory wildlife sites in this area although the site to the north of the A511 is partially designated as a County Wildlife Site (SD026 Woodville Disused Railway) There are a number of other CWS within 500m of identified potential sites. Based on a desk based assessment and GIS data and historic habitat survey in this area indicates that sites could provide: - Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats - Hedgerow and scrub which could support nesting birds - Habitat with potential to support Badger - Historic recordings of Water Vole around Short Hazels There are no identified features of geological importance in this area Development in this area is likely to have a **moderate negative** impact on biodiversity in the **short term**. Impacts would be positive in the long term although could be reduced over time with careful site design and mitigation.	**X** Land identified as suitable for development in this area is made up from agricultural land (the site located north of Gresley Wood) and Disturbed areas of industrial activity and minerals extraction. There are no statutory wildlife sites in this area Based on existing GIS and previously undertaken ecology survey work in and around the promoted sites there is: - Limited foraging and commuting habitats for bats as well as mature trees and derelict buildings which may have potential to support roosting bats locally. - Hedgerow and scrub which could support nesting birds - Habitat with potential to support badger around the site to the north of Gresley Wood. - Historic recordings of Water Vole on the Hooborough Brook - Evidence of GCN within 500m of the regeneration site There are no identified features of geological importance in this area Development in this area is likely to have a **moderate negative** impact on biodiversity in the **short term**. Impacts would be positive in the long term although could be reduced over time with careful site design and mitigation.	**X** Sites identified are predominantly greenfield and in agricultural use although a number of sites are brownfield having previously been used for minerals or industrial uses. However based on existing information all site identified have some potential to support protected and notable species and habitats. However no sites would have an impact on statutory wildlife sites. Two of the locations identified around Swadlincote as potential housing sites are designated as non statutory wildlife sites, although these designations do not necessarily preclude the ability of sites to accommodate some development, especially where they only make up part of the wider identified site. There are no identified features of geological importance in this area Development in this area is likely to have a **moderate negative** impact on biodiversity in the **short term**. Impacts would be positive in the long term although could be reduced over time with careful site design and mitigation.
to provide decent and affordable homes that meet local needs	✔✔ The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be **positive long term** and of **moderate** to **major** significance.	✔✔ The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be **positive long term** and of **moderate** to **major** significance.	✔✔ The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be **positive long term** and of **moderate** to **major** significance.	✔✔ The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be **positive long term** and of **moderate** to **major** significance.

to improve the health and well-being of the population	✔ The provision of new housing will help meet existing needs and future housing demand around Castle Gresley and within the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of significant Green Infrastructure associated with the National Forest (Gresley Wood, Coton Park and Foxley Wood) and offer opportunities to further enhance local GI assets and connectivity. Despite this significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor** to **moderate** significance	✔ The provision of new housing will help meet existing needs and future housing demand around Woodville and Midway and within the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of Green Infrastructure associated with the National Forest and offer opportunities to further enhance local GI assets and connectivity. Despite this significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor** to **moderate** significance	✔ The provision of new housing will help meet existing needs and future housing demand around Church Gresley and Woodville and within the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of Green Infrastructure associated with the National Forest and offer opportunities to further enhance local GI assets and connectivity. Significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor** to **moderate** significance	✔ The provision of new housing will help meet existing needs and future housing demand around the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of Green Infrastructure associated with the National Forest and offer opportunities to further enhance local GI assets and connectivity. Significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor** to **moderate** significance
to improve community safety and reduce crime and fear of crime	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be **positive**, and of **minor** significance.	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be **positive**, and of **minor** significance.	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be **positive**, and of **minor** significance.	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be **positive**, and of **minor** significance.
to improve educational achievement and improve the District's skills base	? The impacts from new development are likely to be dependent on the exact location of new development, its phasing and its impact in combination with other development locally. It is likely that existing local schools could serve some new development in Castle/Church Gresley although secondary schools tend to be located centrally or in the northern parts of the wider Swadlincote area. There is capacity across Swadlincote schools for secondary pupils, although there is no capacity at some local primary schools. Impacts are **uncertain**.	? New development could lead to the delivery of new education facilities. The exact impacts from new development are likely to be dependent on the location and scale of new development, its phasing and its impact in combination with other development locally. There is adequate capacity to accommodate some growth within the normal area secondary school, although the development of some of the sites (or more than 1 site) in this area could generate a need for a new primary school. No identified sites exist for such a school and it is unclear how this could be funded. There may be potential to accommodate primary age pupils from lower levels of growth by extending existing local schools outside of Woodville. Impacts are **uncertain**	? New development would require the delivery of new or expanded schools provision. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally. It is likely that secondary school pupils could be met at the normal area school, although there is no capacity at some primary schools within the normal area of sites. Impacts are **uncertain**.	? New development would require the delivery of new or expanded schools provision. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and location and its impact in combination with other development. It is likely that some new development could be accommodated by existing schools although further provision will be required to accommodate the level of proposed growth. Impacts are likely to be **uncertain**.
to promote social inclusion and reduce inequalities associated with deprivation across the District	✔ The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered **positive** and of **minor** significance.	✔ The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered **positive** and of **minor** significance.	✔ The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered **positive** and of **minor** significance.	✔ The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered **positive** and of **minor** significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔ New development in this location will be close to: - Primary Schools - Castle Gresley infant School; Pennine Way Junior School; Linton Primary; St Georges C of E Primary; Church Gresley Infant and Nursery; Stanton Primary - Secondary School Pingle - Major Food Store – Sainsburys, Morrisons - Hospital - Queens Hospital (out of district – Burton) - Doctors Surgery – Gresley Dale Health Centre; - Pharmacy – Dean and Smedley Glamorgan Way - Employment - George Holmes Way, Tetron Point - Public Open Space – Arthur Street Recreation Ground; Mount Pleasant Recreation Ground; Station Street Recreation Ground - Public Transport 4, 19, 21. (All twice hourly) New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving On balance Impacts are likely to be **positive** and of **minor** to **moderate** significance.	✔ New development in this location will be close to: - Primary Schools – Woodville Infant School; Woodville C of E Junior School; Eureka Primary; Belmont Primary; Springfield Junior; Church Gresley Infant and Nursery; - Secondary School- Granville Community College - Major Food Store – Sainsburys, Morrisons - Hospital - Queens Hospital (out of district – Burton) - Doctors Surgery – Woodville Surgery - Pharmacy – Dean And Smedley High Street - Employment - George Holmes Way, Tetron Point; Pool Street, Woodville Woodlands (North West Leics) - Public Open Space – Eureka Park; Maurice Lea Memorial Park - Public Transport 9, 61 (twice hourly or less) New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future. On balance Impacts are likely to be **positive** and of **minor** to **moderate** significance	✔ New development in this location will be close to: - Primary Schools – Church Gresley Nursery and Infant school; Pennine Way Junior; St Georges C of E Primary; Belmont Primary; St Edwards Catcholic Primary - Secondary School- Granville Community College, Pingle School - Major Food Store – Sainsburys, Morrisons - Hospital - Queens Hospital (out of district – Burton) - Doctors Surgery – Woodside Surgery - Pharmacy – Manor Pharmacy Market Street - Employment - George Holmes Way, Tetron Point; - Public Open Space – Eureka Park; Maurice Lea Memorial Park - Public Transport 4, 21. (twice hourly) New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents. On balance Impacts are likely to be **positive** and of **minor** to **moderate** significance	✔ New development in this location will be close to: - Primary Schools – There are 12 Infant/ junior/ primary schools across the town - Secondary School- There are 3 Secondary Schools in this area; the Pingle School, Granville Community College and William Allitt School - Major Food Store – Sainsburys, Morrisons - Hospital - Queens Hospital (out of district – Burton) - Doctors Surgery – There are seven doctors surgery across the Swadlincote Area - Pharmacy – There are 8 pharmacies in Swadlincote including 4 in Swadlincote Town Centre. - Employment - George Holmes Way, Tetron Point; Bretby Business Park, Pool Street, Woodville Woodlands - Public Open Space – Eureka Park; Maurice Lea Memorial Park, Newhall Park, Swadlincote Woodlands - Public Transport. There are seven hourly or better bus services (8, 21, 61, 4, 9, 9a, 19). New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents. On balance impacts are likely to be **positive** and of **minor** to **moderate** significance

to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✔ Castle Gresley is generally well served by existing infrastructure and public transport. It is less well located in respect of secondary school provision (3km) and Swadlincote Town centre (2.5km) than some parts of the wider urban area although bus services 4 and 21 provide frequent services to Swadlincote Town centre. This area has good access to existing green infrastructure. In respect of wastewater Stanton Treatment Works would serve new development. There is limited capacity to accommodate new development presently although STW advise that there is potential for upgrades to this facility to accommodate further development in the catchment. Overall it is considered that this broad area performs **positively** against this SA objective. Impacts are likely to be of **minor** to **moderate** significance.	✗ Woodville is generally well served by existing infrastructure and public transport. Sites in this location are well related to existing schools (which have capacity to accommodate additional pupils). Employment areas and the town centre are all located within 2km. However, Clock Island is subject to peak hour congestion and new development in this area could exacerbate congestion on the A511 and A514 in Woodville. This area has good access to existing green infrastructure. There are many PROW around Goseley Dale, Short Hazel and Hartshorne. In respect of wastewater Stanton and Milton Treatment Works would serve new development in this broad area. There is limited capacity to accommodate new development presently at Stanton and Milton is already operating above its consented capacity although STW advise that there is potential for upgrades to both facilities to accommodate further development in the catchment. Overall it is considered that this broad area performs **negatively** against this SA objective. Impacts are likely to be of **minor** to **moderate** significance.	✔✔ Church Gresley is generally well served by existing infrastructure and public transport and is well related to Swadlincote town centre. It is perhaps less well located in respect of secondary school provision than some parts of the wider urban area although Granville and Pingle are within walking distance of most sites.. The provision of a new regeneration route within an area identified as in need of regeneration could help reduce congestion in nearby Woodville on the A511 and A514. This area has good access to existing green infrastructure. In respect of wastewater Stanton Treatment Works would serve new development. There is limited capacity to accommodate new development presently although STW advise that there is potential for upgrades to this facility to accommodate further development in the catchment. Overall it is considered that the development in this broad area could have a **moderate** to **major positive** impact as it could facilitate highways capacity improvements around Clock Island, improve congestion on existing local roads as well as create opportunities for the provision of new cycleways and green infrastructure.	? Swadlincote is generally well served by existing infrastructure and public transport. There are 15 schools located within the town including 3 secondary schools. There are a number of business parks and industrial estates and the towns retail core is located centrally. However, Clock Island is subject to peak hour congestion and new development in this area could exacerbate congestion on the A511 in Woodville, but development in some locations could facilitate capacity improvements to locally congested routes. Swadlincote has good access to existing green infrastructure including PROW as a result of its location in the National Forest. In respect of wastewater Stanton and Milton Treatment Works would serve new development within the town. There is limited capacity to accommodate new development presently at Stanton and Milton is already operating above its consented capacity although STW advise that there is potential for upgrades to both facilities to accommodate further development in the catchment. Overall it is considered that impacts would be uncertain and dependent on the combination of sites pursued through the Councils preferred growth option
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	✔ The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain that in turn provide services to homebuilders. However residential development in some parts of this area could take place on existing land identified for employment use and as such could lead to the notional loss of employment land. Impacts are likely to be **positive**, of **minor** to **moderate** significance and **long term**, duration of the plan).	✔✔ The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain who in turn provide services to homebuilders Impacts are likely to be **positive**, of **moderate** to **major** significance and **long term** (over the life of the plan)	✔ The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain that in turn provide services to homebuilders. However development in some parts of this area could take place on existing land identified for employment uses and as such could lead to the notional loss of employment land. Impacts are likely to be **positive**, of **minor** to **moderate** significance and **long term**,	✔ The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain who in turn provide services to homebuilders. Impacts are considered **positive** of **moderate** significance and **long term** (over the life of the plan)
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✔ There are high levels of unemployment in Church Gresley. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy and provide a pool of labour for existing and potential future employers. However development in some parts of this area could take place on existing land identified for employment use and as such could lead to the notional loss of employment land, although such losses may be able to be made up through the identification of alternative sites locally. Impacts are likely to be **positive** and, of **minor** significance.	✔ There are high levels of unemployment in Woodville. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy and provide a pool of labour for existing and potential future employers. Impacts are likely to be **positive** and of **minor** significance.	✔ There are high levels of unemployment in Castle Gresley. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy and provide a pool of labour for existing and potential future employers. However development on some sites could lead to the loss of employment land, although such losses may be able to be made up through the identification of alternative sites elsewhere locally Impacts are likely to be **positive** and of **minor** significance.	✔ There are high levels of deprivation across Swadlincote. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy. It could also help reduce aggregate unemployment rates locally and increase average incomes across this area although it is unclear whether this would help tackle deprivation in the existing communities. Development in some parts of Swadlincote could take place on existing land identified for employment uses and as such could lead to the notional loss of employment land, although such losses may be able to be made up through the identification of alternative sites elsewhere locally Impacts are likely to be **positive** and of **minor** significance.
to enhance the vitality and viability of existing town and village centres	✔✔ New housing development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Given the scale of growth proposed over the plan period impacts are likely to be **positive** and of **moderate** to **major** significance.	✔✔ New housing development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Growth could also help sustain nearby Woodville Local Centre Given the scale of growth proposed over the plan period impacts are likely to be **positive** and of **moderate** to **major** significance.	✔✔ New development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Given the scale of growth proposed over the plan period impacts are likely to be **positive** and of **moderate** to **major** significance.	✔✔ New development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Given the scale of growth proposed over the plan period impacts are likely to be **positive** and of **moderate** to **major** significance.
to improve the quality of new development and the existing built environment	? It is unclear whether new development will enhance the quality of surrounding development or the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are no conservation areas, world heritage sites or areas of architectural importance located in this area. Impacts are **uncertain**	? It is unclear whether new development will enhance the quality of surrounding development or the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are no conservation areas, world heritage sites or areas of architectural importance located in this area. Impacts are **uncertain**	✔✔ Development in the largest site in this area could contribute towards the regeneration of a large underused and poorly restored site that has been earmarked as in need of regeneration by the council. It could also present opportunities to significantly improve existing areas on the fringes of the site and the wider townscape especially around Clock Island which is one of the main gateways to the town. Overall impacts are considered **positive** of **moderate** to **major** magnitude and **long term**.	? It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are no conservation areas, world heritage sites or areas of architectural importance located in this area. Impacts are **uncertain**

to minimise waste and increase the reuse and recycling of waste materials	--	--	--	--
	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.
to promote sustainable forms of construction and sustainable use of natural resources	?	?	?	?
	New development in this area will require the use of locally won sand and gravel. The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered **uncertain**	New development in this area will require the use of locally won sand and gravel. The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered **uncertain**	New development in this area will require the use of locally won sand and gravel. The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered **uncertain**	New development in this area will require the use of locally won sand and gravel. The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered **uncertain**
to reduce water, light, air and noise pollution	X	X	X	X
	Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets. As such it is likely that impacts from new development in the Castle Gresley area would be **negative** and of **minor** significance.	Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets, although it is noted that air quality monitoring has historically been undertaken around Clock Island although this area is not an AQMA. Development in the Woodville Area would be **negative** and of **minor** to **moderate** significance.	Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets, although it is noted that air quality monitoring has historically been undertaken around Clock Island although this area is not an AQMA. In addition much of the land in the regeneration area (the largest site in the broad area) is known to be contaminated (although it is not known whether contaminants are affecting water quality in local watercourses) and regeneration may provide opportunity to remediate the site. Overall however it is considered that new development in the Woodville Area would be **negative** and of **minor** to **moderate** significance.	Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close Swadlincote in respect of noise, light or water quality. In respect of air quality there are no AQMAs in Swadlincote although it is noted that air quality monitoring has historically been undertaken around Clock Island. Overall development across this area would have a negative impact of minor or moderate significance.
to minimise the irreversible loss of undeveloped (greenfield) land	XX	XX	X	XX
	Sites in this area are all greenfield. New housing development in this area would all lead to greenfield losses, although there is no current data on agricultural grade of sites. Impacts would be **negative** of **major** significance and **permanent**	Sites in this area are all greenfield. New housing development in this area would all lead to greenfield losses, although there is no current data on agricultural grade of sites. Impacts would be **negative** of **major** significance and **permanent**	The site within the Woodville Regeneration Area is partly brownfield with the remainder being poorly restored and currently unsuitable for agricultural use. The remainder of the sites in this area are greenfield. As such it is likely that there would be some loss of greenfield sites in this area but there may be opportunity to develop, at least partly, on brownfield sites. Impacts of developing in this area is likely to be **negative** and of **moderate** significance. Greenfield losses would be **permanent.**	Sites in this area are all greenfield. New housing development in this area would all lead to greenfield losses, although there is no current data on agricultural grade of sites. Impacts would be **negative** of **major** significance and **permanent**
to manage and reduce flood risk and surface water run-off	--	--	--	--
	There are no areas at fluvial flood risk in this area (although an area to the immediate north of the site south of Cadley Hill is at flood risk). Given existing requirements to retain surface runoff to greenfield rates and proposed SUDS legislation new development is unlikely to increase flood risk elsewhere. **No impacts identified**	There are no areas at fluvial flood risk in this area (although one area between Sandcliffe Road and Broomy Furlong may be subject to a limited area of flood risk on its north eastern boundary). Given existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels and proposed SUDS legislation new development is unlikely to increase flood risk elsewhere. **No impacts identified**	There are no areas of flood risk identified in this area. Given existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels and proposed SUDS legislation new development is unlikely to increase flood risk elsewhere **No impacts identified**	There are generally no areas at flood risk in the three broad areas around the wider Swadlincote Area. Given existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels and proposed SUDS legislation new development is unlikely to increase flood risk elsewhere **No impacts identified**

to reduce and manage the impacts of climate change and the District's contribution towards the causes	X New development on the south western edge of Swadlincote could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change associated with flooding. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative**, of **minor** to **moderate** significance.	X New development in this location could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change associated with flooding. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative**, of **minor** to **moderate** significance	X New development in this location could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change associated with flooding. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative**, of **minor** to **moderate** significance	X New development in this location could reduce the need to travel long distances to access employment and local services. It would be built to conform to current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change associated with flooding. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered **negative**, of **minor** to **moderate** significance
to protect and enhance architectural and archeological heritage of the district.	-- No architectural or archaeological features have been identified in this broad area. As such **no significant impacts** are likely to arise as a result of new housing development in this location.	-- Generally development in this broad area would not have any impact on identified architectural and archaeological features. It is noted, however that a small site around Hartshorne could have an impact on the setting of a number of listed buildings locally. However this site is modest in scale and is not identified as a strategic site. (it will be considered in a later DPD). As such **no significant impacts** are likely to arise as a result of new housing development in this location.	? Generally development in this broad area would not have any impact on identified architectural and archaeological features. However, in respect of the Woodville regeneration area there are a number of listed buildings. It is considered that new development may impact on the setting of these listed buildings; however it may also provide opportunity to secure the future of a number of at risk buildings including the TG Greens factory. Impacts are **uncertain**	? There are a number of listed buildings located in the Woodville regeneration area, and it is unclear whether development could have a positive or negative impact on this site.
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	-- No architectural or archaeological features have been identified in this broad area and therefore no opportunities to protect and enhance cultural heritage in this area have been identified. As such **no significant impacts** are likely to arise as a result of new housing development in this location.	-- No architectural or archaeological features have been identified in this broad area and therefore no opportunities to protect and enhance cultural heritage in this area have been identified. As such **no significant impacts** are likely to arise as a result of new housing development in this location. .	? The redevelopment of the TG Green factory could provide opportunity to secure the future of this building, and depending on its final use may present opportunities to open the site up for public enjoyment and interpretation. Impacts are considered **uncertain**	-- Generally, there are no cultural or heritage features likely to be significantly affected by new housing development sites within the wider Swadlincote Area. . The one exception to this general position is the TG green Factory in Woodville which could potentially be secured for the future through development. Overall, however, **no significant impacts** are likely as a result of new housing development.
to conserve and enhance the District's landscape and townscape character	XX New development around the Castle Gresley and Cadley Hill area could lead to the loss of countryside on the south western edge of Swadlincote. The loss of this landscape would be notable in this area due to local landform and the prominence of many of the sites. Impacts are considered **negative**, of **moderate** to **major** significance.	XX New development around the Woodville area could lead to the loss of countryside on the south western edge of Swadlincote. The landscape would be notable in this area due to local landform and the prominence of many of the sites in this area. Particularly from the north around Short Hazel Farm and from the A514 beyond Hartshorne. Impacts are considered **negative**, of **moderate** to **major** significance.	? New development around the Church Gresley area could lead to the loss of countryside on the southern edge of Swadlincote. The loss of this landscape would be notable in this area although existing landscaping, largely associated with National Forest Planting could provide some opportunities ameliorating impacts. In respect of townscape impacts the reuse of the regeneration area in Woodville could provide opportunities to secure improvements to the public realm in the vicinity of the site. Overall impacts are considered **uncertain.**	XX Generally greenfield losses on the edge of Swadlincote would have a negative impact on landscape character although there may be opportunities to improve townscape character in some areas in the southern part of the town (around Woodville Regeneration area). On balance however it is considered that developing additional homes in Swadlincote would perform negatively against this SA objective, with impacts across most greenfield sites being **negative** and f **moderate** to **major** significance.

Appraisal based on evidence based collected by South Derbyshire District Council and Derby City Council. Assessment undertaken by KE, RC and NS 3 Feb 2012. Amended 24 April 2013.

Housing Sub-Options: South Derbyshire Strategic Sites: Rural Villages

Issue 9 –Sub Options For Directions of Growth Rural Villages

Local Plan Approaches:
Rural Housing Sub Option 1: The North West – Hilton Area
- Promote new development in villages around the north west of the District (Hilton, Etwall and Hatton)

Rural Housing Sub Option 2: The Central Area – Repton Area
- Promote new development in villages around the central part of the District (Repton, Willington and Findern and to the north of Winshill)

Rural Housing Housing Sub Option 3: The North East – Melbourne / Aston Area
- Promote new development in villages around the central part of the District (Melbourne, Aston and Shardlow)

Rural Housing Housing Sub Option 4: Southern Villages – Overseal Area
- Promote new development in villages in the southern part of the District (Around Overseal, Netherseal, Linton and Rosliston and Stanton)

Summary of initial appraisal work:

SA Objective	**Option 1** Hilton Area	**Option 2** Repton Area	**Option 3** Melbourne/Aston Area	**Option 4** Southern Villages Area
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	**X** Land in this area is largely in agricultural use, although one site is previously developed. There is one statutory wildlife site in this area; Hilton Gravel Pits. This is separated from identified potential housing sites in Hilton by the A50 (T) and is currently classified as being in an unfavourable recovering condition. New development is unlikely to significantly affect this site due to its location (i.e. the other side of the A50). There are two county wildlife sites which could be affected by new development in Hilton, (Etwall Railway Pond and Egginton Junction Gravel Pit). Previous ecological assessments and surveys undertaken locally identify the following: - Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats - Hedgerow and scrub which could support nesting birds - Evidence of Badger locally - Habitat with potential to support GCN, Otter and Water Vole - Locally important populations of Black poplar in Hilton and Hatton There are no identified features of geological importance in this area Development in this area is likely to have a **moderate negative** impact on biodiversity with potential for impacts on local wildlife sites and protected species. In the long term there is potential for biodiversity gain on site and impacts could be enhanced.	**X** Land in this area is largely in agricultural use. There are no statutory wildlife sites in this area. Development around Milton and Winshill areas could impact on non statutory Wildlife sites (Dale Brook Meadow and Milton Carr) which are located adjacent or close to proposed housing sites A desk based assessment and review of GIS data for the sites indicates that there is: - Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats - Hedgerow and scrub which could support nesting birds - Habitat with potential to support Badger - Habitat with the potential to support (and records) of GCN locally. There are no identified features of geological importance in this area Development in this area is likely to have a **moderate negative** impact on biodiversity with potential for impacts on local wildlife sites and protected species. In the long term there is potential for biodiversity gain on site and impacts could be enhanced.	**X** Land identified as suitable for development in this area is made up from agricultural land. There are no statutory wildlife sites in this area Based on a desk based assessment and previously undertaken ecology survey work in and around this area there is: - Limited foraging and commuting habitats for bats as well as mature trees and derelict buildings which may have potential to support roosting bats locally. - Hedgerow and scrub which could support nesting birds - Habitat with potential to support badger, GCN, Otter (mainly Shardlow) and Water Vole (Trent Mersey Canal) There are no identified features of geological importance in this area the closest being located at Elvaston Castle and Sinfin Moor. Development in this area is likely to have a **moderate negative** impact on biodiversity with potential for impacts on local wildlife sites and protected species. In the long term there is potential for biodiversity gain on site and impacts could be enhanced.	**XX** Sites identified are predominantly greenfield and in agricultural use. However based on existing information all site identified have some potential to support protected and notable species and habitats. There is one statutory wildlife site within this area. The River Mease Special Area of Conservation and Site of Special Scientific Interest is located to the south of Netherseal. Its current condition is classed as unfavourable and suffers in particular from poor water quality associated with nutrient enrichment. New development in this part of the district has the potential to significantly affect water quality where increased development directly or indirectly contributes towards increased levels of nutrients in the river. There are no local wildlife sites within or adjacent to proposed housing sites. Previous ecological assessments and surveys undertaken locally identify the following: - Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats - Hedgerow and scrub which could support nesting birds - Evidence of Badger locally - Habitat with potential to support GCN and Otter and Water Vole There are features of geological importance located at Linton and Netherseal, although no SHLAA sites are immediately adjacent to any identified rigs. Given that impacts could affect water quality in a statutorily protected site (The Mease SAC which is already in an unfavourable condition) and impacts on protected species could occur as a result of water quality deterioration it is likely that development in this location could have **major negative** effect on local habitat and species. Impacts would be short to long term.
to provide decent and affordable homes that meet local needs	✔✔ The provision of significant new housing around the north western part of the district could help secure new development in this location and widen housing choice locally including in settlements which have seen limited housing growth in recent years (Hatton, Scropton). It could also help meet affordable housing need in Hilton and across other villages in the northwest parishes. Impacts are considered to be **positive**, **long term** and of **major** significance.	✔✔ The provision of significant new housing on the edge of Repton, Willington and the northern edge of Winshill could help increase housing choice for local communities. It is expected that large-scale sites could help deliver both market and affordable housing. Development could also contribute towards district wide housing requirements. Impacts are considered to be **positive**, **long term** and of **major** significance.	✔✔ The provision of significant new housing around Aston, Shardlow and Melbourne could help increase housing choice for local communities. It is expected that large-scale sites could help deliver both market and affordable housing. Development could also contribute towards district wide housing requirements. Impacts are considered to be **positive**, **long term** and of **major** significance.	✔✔ The provision of significant new housing in the southern parish villages could help increase housing choice for local communities. It is expected that large-scale sites could help deliver both market and affordable housing. Development could also contribute towards district wide housing requirements. Impacts are considered to be **positive**, **long term** and of **major significance**.

to improve the health and well-being of the population	✔ The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally and may present opportunities to improve flood risk defence infrastructure in this area, therefore offering greater protection to existing and future residents from the impacts of flood risk. Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor to moderate** significance.	✔ The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor to moderate** significance	✔ The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally and may present opportunities to improve flood risk defence infrastructure in this area. Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor to moderate** significance	✔ The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered **positive** and **long term** and would be of **minor to moderate** significance
to improve community safety and reduce crime and fear of crime	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered **positive**, and of **minor** significance.	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered **positive**, and of **minor** significance.	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered **positive**, and of **minor** significance.	✔ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered **positive**, and of **minor** significance.
to improve educational achievement and improve the District's skills base	? New development could provide opportunity for the delivery of new education facilities (such as schools) or lead to the redistribution of existing school catchment areas. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally. It is unlikely that existing local schools could serve new development given the lack of capacity at Hilton Primary and John Port Secondary School. It is unclear whether these facilities are capable of expansion, or whether new development could generate sufficient funds for new schools should these be needed. Impacts are **uncertain**.	? New development could provide opportunity for the delivery of new education facilities (such as schools) or lead to the redistribution of existing school catchment areas. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally. There is a lack of capacity sufficient to accommodate major growth in the northern part of the district and within Derby City. There may be potential to accommodate some additional pupils from the Winshill sites at schools in East Staffs although this is uncertain. Impacts are **uncertain**.	? New development could provide opportunity for the delivery of new education facilities (such as schools). The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally including those already benefiting from planning permission. It is unlikely that existing local schools could serve new development given the lack of capacity at Chellaston school, although presently there is some capacity at Noel Baker and Merrill College. It is unclear whether these facilities are capable of expansion. Impacts are **uncertain**.	? New development could provide opportunity for the delivery of new education facilities (such as schools). The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally (including development in Swadlincote) including those already benefiting from planning permission. It is unclear whether local primary schools could accommodate large-scale growth without further expansion or the provision of new facilities. There may be potential to accommodate some additional pupils at schools in East Staffs although this unclear. Impacts are **uncertain**.
to promote social inclusion and reduce inequalities associated with deprivation across the District	✔ This area suffers relatively high levels of deprivation especially around Hatton and the smaller rural villages. However Hilton itself is one of the least deprived parts of the District. New development could improve opportunities to tackle deprivation through the delivery of new homes especially where it is targeted in settlements outside of Hilton including through the provision of social housing and social infrastructure locally. Impacts are considered **positive** and of **minor** to **moderate** significance.	✔ This area benefits from relatively low levels of deprivation compared to elsewhere in South Derbyshire. New development could nonetheless provide opportunities to tackle isolated pockets of deprivation in the northern part of this area through the delivery of new homes (including social housing) and social infrastructure. Impacts are considered **positive** and of **minor** to **moderate** significance.	✔ This area benefits from relatively low levels of deprivation compared to elsewhere in South Derbyshire. New development could improve opportunities to tackle deprivation where small pockets occur through the delivery of new homes including social housing and social infrastructure locally. Impacts are considered **positive** and of **minor** significance.	✔ This area suffers from relatively high levels of deprivation. New development could improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered **positive** and of **moderate** significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔ New development in this location will be close to: - Primary Schools – Hilton Primary, Heathfields Primary, Etwall Primary - Secondary John Port - Major Food Store – Sainsburys Burton, Tesco Mickleover, Coop (Hatton), Tesco Express (Hilton). Medium size supermarket consented in Hilton - Hospital - Queens Hospital (out of district – Burton) - Doctors Surgery – Wellbrook Medical Centre (Hilton), Dove River Practice (Tutbury) - Pharmacy – Etwall (x2), Etwall, Hatton, Tutbury - Employment - Dove Valley Park, Nestle, Hilton Business Park, Wood Yard Lane. - Sports Provision: Scropton Road Sports Ground Hatton, Hilton Recreation Ground; King George 5 Playing Fields, (Etwall). Etwall Leisure Centre - Public Transport X50 , V1, V2, 1 (hourly),), limited train services Hatton and Tutbury New development will benefit from existing infrastructure and facilities. However many local facilities, including schools provision is at or close to capacity (John Port and Hilton Primary) and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. However, new development would be expected to make a positive contribution towards local infrastructure provision (if and where this is possible) improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered **positive** and of **minor to moderate** significance, although uncertainty regarding education provision is noted and will need to be explored further in site selection for new homes.	✔ New development in this location will be close to: - Primary Schools – Repton Primary, Newton Solney Cof E Infant, Willington Primary, Findern Primary - Secondary School- John Port - Major Food Store – Sainsburys, Morrisons Swadlincote), Sainsburys Burton. - Hospital - Queens Hospital (out of district – Burton) Royal Derby Hospital - Doctors Surgery – Willington, Winshill, Sinfin. - Pharmacy – Willington, Winshill, Burton - Employment - Toyota - Blacksmith Lane Recreation Ground (Newton Solney), Broomhills Lane Playing Field, Repton Recreation Ground; Willington Play Area - Public Transport 61, V3, (hourly), limited train services from Willington New development will benefit from existing infrastructure and facilities. However many local facilities including secondary school places and health provision in Willington are currently at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered **positive** and of **minor to moderate** significance.	✔ New development in this location will be close to: - Primary Schools – Aston on Trent Primary, Shardlow Primary, Weston on Trent (CofE) Primary, Melbourne Infant, Melbourne Junior - Secondary School- Chellaston, Acadamy, Noel Baker, Sinfin Community - Major Food Store – Sainsburys, Asda, both Spondon), Budgens Melbourne, Asda, Tesco Long Eaton - Hospital –Royal Derby) - Doctors Surgery – Aston (part time) Shardlow, Melbourne, Chellaston - Pharmacy – Melbourne, Chellaston, Castle Donington - Employment - Willow Farm (Castle Donington), Derby City - Melbourne Leisure Centre, Cockshut Lane Recreation Ground, Melbourne Play Area; Shardlow Road Recreation Ground (Aston), Shardlow Recreation ground. - Public Transport 61, 73, Sky (all hourly) New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally (secondary school provision in Chellaston). Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered **positive** and of **minor to moderate** significance, although uncertainty regarding education provision is noted and will need to be explored further in site selection for new homes.	✔ New development in this location will be close to: - Primary Schools – Overseal Primary, Linton Primary, Netherseal St Peters' Cof E Primary, - Secondary School- Secondary Schools in this area include William Allitt School, Pingle School, - Major Food Store – Sainsburys, Morrisons Swadlincote. - Hospital - Queens Hospital (out of district – Burton) - Doctors Surgery – Overseal, Swadlincote - Pharmacy – Swadlincote. - Employment - George Holmes Way, Tetron Point; Bretby Business Park, (Swadlincote) - Overseal, Recreation Ground; Netherseal Recreation Ground, Linton Recreation Ground; Coton in the Elms Recreation Ground; Rosliston Play Area. - Public Transport. 8, 9a, 19. (all hourly) New development will benefit from existing infrastructure and facilities where these exist. However many facilities serving this location are based in Swadlincote or Burton On Trent. However additional services could be provided through the permission for more than 2,200 homes at Drakelow. Generally new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance impacts are considered **positive** and of **minor** to **moderate** significance.

to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	X Hilton, Hatton and the wider area has limited public transport provision including a number of hourly bus services, and an intermittent train service. There are also a number of cycle routes and public rights of way including the Mickleover greenway, which connects Etwall and Hilton. However, it is noted that the rural nature of this area would require residents to travel to access many day to day services including secondary school provision (from Hilton and Hatton villages), supermarkets, and doctors surgery (Etwall and Hatton). In respect of waste water there is significant capacity to accommodate new development at existing Waste Water Treatments Works at Clay Mills (Burton) and Etwall Treatment works, although there may be a need to improve water supply infrastructure in this area. It is understood that significant growth around Hatton could requirement improvements to the local electricity distribution network. There would be a need to travel to access many core services due to a lack of provision locally. However given that most services are available in nearby villages overall this development location would have a **minor** to **moderate negative** performance against this SA objective.	X Areas around Repton, Willington and to the north of Winshill have limited public transport provision including a number of hourly bus services, and an intermittent train service from Willington. There are also a number of cycle routes and public rights of way including along the Trent and Mersey Canal. However, it is noted that the rural nature of this area would require residents to travel to access many day to day services including secondary school provision, large supermarkets, and major employment, although there is one large employer to the north of this area. There is presently no capacity to accommodate new development in Milton and Findern as both treatment works are operating above consented capacity although STW advise that there is potential for upgrades to both facilities to accommodate further development in the catchment. And as such this would not represent a major obstacle to development Given the need to travel to access many core services due to a lack of provision locally development in this location could have a **minor to moderate negative** impact against this SA objective.	X Areas around Aston, Shardlow and Melbourne have limited public transport provision including a number of hourly bus services, There are also a number of cycle routes and public rights of way including along the Trent and Mersey Canal. However, it is noted that the rural nature of this area would require residents to travel to access many day to day services including secondary school provision (Chellaston or Long Eaton), large supermarkets, and major employment, There is some capacity to accommodate new development at Shardlow and Melbourne Treatment works Given the need to travel to access many core services due to a lack of provision locally development in this location could have a **minor to moderate negative** impact against this SA objective.	XX Areas in this area have limited public transport provision including a number of hourly bus services. Services are best around Burton, There are a number of cycle routes and public rights of way largely associated with the National Forest. However, like other rural parts of the district it is noted that new development would require future residents to travel to access many day to day services including secondary school provision large supermarkets, and major employment, and a pharmacy. There is limited capacity to accommodate relatively small scale development up to the consented headroom at waste water treatment works at Overseal and Netherseal, although no capacity to extend treatment works further due to the ultra sensitive nature of the surface water (i.e. the River Mease SAC) waste water is discharged to. Overall it is considered that the strategic levels of development in Netherseal and Overseal would increase the need to travel to access many core services and could not be accommodated by WWTWs without affecting the integrity of the Mease SAC. Given the lack of sufficient capacity to accommodate large scale (strategic growth) at existing treatment works and the likely restrictions on increasing capacity of these impacts are considered **negative** and of **major** significance. Development in Linton and Burton is likely to perform notably better.
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	✔ The allocation and construction of new strategic housing sites will help create local jobs and support the local supply chain who in turn provide services to homebuilders. However development in some parts of Hilton could take place on existing land identified for employment use and as such could lead to the notional loss of employment land. Impacts are considered **positive**, of **minor to moderate** significance and **long term**.	✔✔ The allocation and construction of new strategic housing sites will help create local jobs and support the local supply chain who in turn provide services to homebuilders. Impacts are considered **positive**, **of major** significance and **long term** (over the life of the plan).	✔✔ The allocation and construction of new strategic housing sites will help create local jobs and support the local supply chain who in turn provide services to homebuilders. Impacts are considered **positive**, **of major** significance and **long term** (over the life of the plan).	✔✔ The allocation and construction of new strategic housing sites will help create local jobs and support the local supply chain who in turn provide services to homebuilders. Impacts are considered **positive**, **of major** significance and **long term** (over the life of the plan).
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✔ There are already low levels of unemployment in this area (Hilton, 1.4%, Hatton 1.1%, Etwall 1.1%). An influx of new people into this area would have a limited impact on existing unemployment levels. Increased labour supply could also support the provision of employment land in nearby Hilton and Hatton. Impacts would be **positive** and of **minor** magnitude.	✔ There are already low levels of unemployment in this area Repton 0.8%, Willington 1.4%). An influx of new people into this area is only likely to have a limited impact on existing unemployment levels. Increased labour supply could also support the provision of employment land in nearby Hilton and Burton on Trent. Impacts would be **positive** and of **minor** magnitude.	✔ There are already low levels of unemployment in this area Aston 1.1%, Melbourne 1.6%) An influx of new people into this area is only likely to have a limited impact on existing unemployment levels. Increased labour supply could also support the provision of employment land in nearby Derby City and Castle Donington. Impacts would be **positive** and of **minor** magnitude	✔ There are relatively high of unemployment in this area (Seales 1.7%, Linton 2.8%) An influx of new people into this area may have a limited impact on existing unemployment levels. Increased labour supply could also support the provision of employment land locally. Impacts would be **positive** and of **minor** magnitude
to enhance the vitality and viability of existing town and village centres	✔✔ New development could help support existing retail provision including village shops, post offices. public houses etc. It could also bring forward a greater identified need for enhanced village centres and support the delivery of new retail uses (i.e. the delivery of the consented supermarket in Hilton).	✔✔ New development could help support existing retail provision including village shops, post offices. public houses etc, especially in Repton and Willington. It could also support the delivery of new retail services in or around local villages.	✔✔ New development could help support existing retail provision including village shops, post offices. Public houses etc, especially in Melbourne, Aston and Shardlow. It could also help support opportunities to strengthen existing retail, community and leisure uses in these areas.	✔✔ New development could help support existing retail provision in Overseal. It could also help support opportunities to strengthen existing retail, community and leisure uses in villages across this area as well as the adjacent towns of Swadlincote and Burton.
to improve the quality of new development and the existing built environment	? It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There is one conservation in this area (Etwall). Any new development near to this area would need to conserve the setting of the local area.	? It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are conservation areas (and a considerable number of listed buildings) in Repton, Willington, Milton and Newton Solney. Any new development in close proximity to these areas would need to conserve the setting the areas.	? It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are conservation areas (and a considerable number of listed buildings) in Melbourne, Aston, Weston On Trent and Shardlow. In addition much of this area lies close to the Trent and Mersey Canal Conservation Area. Any new development would need toconserve the setting of these historic areas.	? It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There is a conservation area in Netherseal. Any new development close to this area would need to conserve the setting of these historic areas. Development at Stanton could lead to the loss of greenbelt which is designated to prevent the coalescence of Burton and Swadlincote.

to minimise waste and increase the reuse and recycling of waste materials	**--** New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. **No impacts** are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	**--** New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. **No impacts** are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	**--** New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. **No impacts** are identified in respect of this area However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	**--** New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. **No impacts** are identified in respect of this area. However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.
to promote sustainable forms of construction and sustainable use of natural resources	**?** New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered **uncertain**.	**?** New development will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered u**ncertain**.	**?** New development will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered **uncertain**.	**?** New development will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered **uncertain**.
to reduce water, light, air and noise pollution	**X** Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets. As such it is considered that impacts from new development in this area would be **negative** and of **minor** to **moderate** significance	**X** Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets in the villages. There is however an Air Quality management Area (AQMA) within Burton and growth on the edge of the town could potentially exacerbate air quality where it leads to further traffic generation. However it is unclear given the scale and location of proposed growth whether impacts could be notable. On balance it is considered that impacts from new development in this area would be **negative** and of **moderate** significance.	**X** Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets, although development around Aston and Melbourne would be affected by noise associated with Donington Race Track and East Midlands Airport and local gravel extraction works. Impacts would be **negative** and of **moderate** significance.	**XX** Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. Development in this area is likely to increase waste water flows to local sewage treatment works, and less significantly from diffuse sources. Due to elevated levels of nutrients (mainly phosphates) leading to the River Mease failing its water quality objectives under the habitats regulations additional development could worsen water quality and threaten the integrity of this site. In respect of noise and light quality impacts no specific issues are identified although development close to Burton at Stanton could impact on AQMAs in the town. Overall development in this location is likely to have a **moderate** to **major negative** impact against this SA objective depending on location depending on specific location.
to minimise the irreversible loss of undeveloped (greenfield) land	**X** The site on the southern edge of Hilton is brownfield. The remainder of the sites in this area this area are greenfield. As such it is likely that there would be some loss of greenfield sites in this area but there may be opportunity to develop, at least partly, on brownfield sites. Impacts are likely to be **negative**, of **moderate** significance and **permanent**.	**XX** Sites in this area are all greenfield. New development in this area would all lead to greenfield losses. Impacts are likely to be **negative**, of **moderate to major** significance and **permanent**.	**X** Most sites in this area are greenfield, although the Aston Hall Hospital site is largely brownfield and could provide some opportunity to reduce greenfield land take. Impacts are likely to be **negative**, of **moderate** significance and **permanent**.	**XX** Sites in this area are all greenfield. New development in this area would all lead to greenfield losses. Impacts are likely to be **negative**, of **moderate to major** significance and **permanent**.
to manage and reduce flood risk and surface water run-off	**✔✔** Much of this area is at significant flood risk, although significant flood works are presently being undertaken around Scropton, Hatton and Egginton to defend local communities from flood risk. New development is likely to be required to help fund and maintain defences and as such delivery of new homes in this area, despite notional flood risk could help defend existing properties from flood risk. Overall, impacts are considered **positive**, of **major** significance and **long term**.	**X** A number of sites in this area are at flood risk including the northern parts of Repton and a strip of land to the east of Milton. Around half of Willington is, however at flood risk. New development in these locations could lead to increased flood risk elsewhere, although it is likely that new development can be steered to lower areas of risk in this broad area. Given existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels and proposed SUDS legislation flood risk associated with new development is unlikely to be significant. Overall it is considered that development in this area would have a **minor negative** impact.	**X** There are no areas at higher or moderate fluvial flood risk in Aston or Weston on Trent. There is a small area at high flood risk to the south of Melbourne around Black Carr Brook. Most of Shardlow is at high flood risk or is classed as the functional flood plain. However, if existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels or protected from development, utilise SUDS and steer new development to areas at lower risk are secured impacts would be largely moderated. Overall it is considered that development in this area would have a **minor negative** impact.	**--** There are few areas at flood risk in this area (although isolated areas affected by fluvial flooding are located to the east of Overseal and Netherseal. Overall, however identified sites in this area are not a fluvial flood risk and existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels and utilise SUDS would most likely ensure that new development does not have any surface water impacts elsewhere. Overall **no** impact is likely as a result of development in this location.

to reduce and manage the impacts of climate change and the District's contribution towards the causes	**XX** New development in this location could lead to future residents travelling further to access core service due to the rural nature of this location. However new housing built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. Overall, however the impact of building in rural locations is considered to have a negative performance against this SA objective. Impacts would be of **moderate to major** significance and **long term**.	**XX** New development in this location could lead to future residents travelling further to access core services due to the rural nature of this location. However new housing would be built to conform to current energy efficiency targets and most likely the requirements of the proposed SuDS legislation which seeks to reduce and manage the impacts of climate change. Overall, however the impact of building in rural locations is considered have a negative performance against this SA objective. Impacts are considered to be negative, of **moderate** to **major** significance and **long term**. Sites on the edge of Burton would be slightly more sustainable being within close proximity to services within the town. Nonetheless the Winshill sites were still judged likely to have a **negative** impact of **moderate** significance.	**XX** New development in this location could lead to future residents travelling further to access core services due to the rural nature of this location. However new housing would be built to conform with current energy efficiency targets and most likely the requirements of the proposed SuDS legislation which seeks to reduce and manage the impacts of climate change. Overall, however the impact of building in rural locations is considered have a negative performance against this SA objective. Impacts are considered to negative of **moderate** to **major** significance and **long term**.	**XX** New development in this location could lead to future residents travelling further to access core services due to the rural nature of this location. However new housing would be built to conform with current energy efficiency targets and most likely the requirements of the proposed SuDS legislation which seeks to reduce and manage the impacts of climate change. Overall, however the impact of building in rural locations is considered have a negative performance against this SA objective. Impacts are considered to negative of **moderate** to **major** significance and **long term**. The site at Stanton would perform better than village sites due to its proximity to Burton on Trent.
to protect and enhance architectural and archeological heritage of the district.	**--** There are generally no conservation areas or scheduled ancient monuments likely to be affected by development in this location (there is one conservation area in Etwall, and one SAM – Hoon Mount although both are located away from proposed development sites around Etwall, Hilton and Hatton). There are relatively few listed buildings in this area which are located close to potential housing sites, most are located in Etwall and the rural north west villages). There is some potential for underground archaeology in this area, although the present scale and extent of this is undetermined. Overall however, **no impacts** are considered likely.	**XX** There are conservation areas located in Repton, Willington (Trent & Mersey Canal) and Milton. There are no Scheduled Ancient Monuments. There is significant potential for underground archaeology in this area due to its proximity to the Trent. Development across this area could have significant impact on both established conservation areas and the significant number of listed buildings present locally, although it is possible that minor development in some locations would have little or no effect on existing historic features dependent on location. Overall however and based on proposed housing sites included in the SHLAA it is likely that new strategic development could have a **negative** impact of **moderate** to **major** significance on local architectural heritage.	**XX** There are conservation areas located in Aston, Melbourne and King Newton, and Shardlow. The Trent Mersey Canal passes close to Weston on Trent. . There are Scheduled Ancient Monuments located in Melbourne and to the east of Aston on Trent. There is significant potential for underground archaeology in this area due to its proximity to the Trent. Development across this area could have a significant impact on both established conservation areas and the significant number of listed buildings present locally, although it is possible that minor development in some locations would have little or no effect on existing historic features dependent on location. Overall however and based on proposed housing sites included in the SHLAA it is likely that new strategic development could have a **negative** impact of **moderate** to **major** significance on local architectural heritage.	**X** There is a conservation area located in Netherseal. There are a number of listed building located around Overseal (mainly around the Manor and Main Street) and Netherseal (around Church Street). Development in some locations in this area could have notable impact both established conservation areas and the significant number of listed buildings present locally, although it is possible that some strategic locations identified in the SHLAA could have little or no effect on existing historic features dependent on location. Overall impacts are likely to be negative and of **minor** to **moderate** significance given that most development sites in this area are located away from sensitive historical features.
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	**--** No architectural or archaeological features have been identified in the immediate broad area and therefore no opportunities to protect and enhance cultural heritage in this area have been identified. There may be potential for limited visual impacts on the wider setting of Tutbury Castle if there is further development in Hatton, although given the scale of growth likely, and other surrounding development in Hatton impacts are not likely to be significant. **No impact** identified.	**?** Development in this area could provide limited opportunity to improve access to some cultural facilities especially around the Trent and Mersey Canal and established conservation areas. However, strategic levels of development could also harm the setting and integrity of exiting historic and cultural sites. Overall it is considered large-scale development in this area could have an **uncertain** performance against this indicator.	**?** Development in this area may provide limited opportunity to improve access to some cultural facilities especially around the Trent and Mersey Canal, Elvaston Castle, Melbourne Castle SAM, Melbourne Park and Garden and Staunton Harold. It could also provide opportunity to improve the setting of Aston Hall. Like option 2, strategic levels of development could also harm the setting and integrity of exiting historic and cultural sites. Overall it is considered large-scale development in this area could have an **uncertain** performance against this indicator depending on its scale nature and location.	**--** No architectural or archaeological features have been identified in this broad area and therefore no opportunities to protect and enhance cultural heritage in this area have been identified. **No impact**.
to conserve and enhance the District's landscape and townscape character	**XX** New development around Hilton, Hatton and Egginton would lead to the loss of countryside in this area, as new development would be greenfield village extensions. New development could also affect listed buildings or the setting of Etwall Conservation area (depending on location, nature and scale) impacts are considered **negative**, and of **moderate** to **major** significance.	**XX** New development around Repton, Milton, Winshill and Willington area would lead to the loss of countryside in this area, as new development would be greenfield village extensions. As previously noted it could also have an impact on established conservation areas, listed buildings in this locality. Impacts are considered **negative**, of **moderate** to **major** significance.	**XX** New development around, Aston, Melbourne, and Shardlow area would lead to the loss of countryside (with the exception of Aston Hall which is a brownfield site well enclosed by woodland). Development could also have an impact on established conservation areas including the Trent and Mersey Canal, Aston, Melbourne, Kings Newton, and Shardlow and listed buildings in this locality. Impacts are considered **negative**, of **moderate** to **major** significance.	**XX** New development around the Overseal, Netherseal Linton and Stanton area would lead to the loss of countryside. Development could also have an impact on an established conservation area at Netherseal and on the setting of existing listed buildings in Overseal and Netherseal. Impacts are considered **negative**, of **moderate** to **major** significance.

Appraisal based on evidence based collected by South Derbyshire District Council and Derby City Council. Assessment undertaken by KE, RC and NS 3 Feb 2012. Amended 29 August 2013

Employment Land Options – Outside of the Derby Urban Area

Issue 10 – Employment land provision outside of the Derby Urban Area

Local Plan Approaches:
Non DUA Employment Option 1: No additional provision
- Retain the existing level of Employment Land in the Adopted Local Plan for Employment Development, but identify no additional land (other than in the Woodville Regeneration Area)

Non DUA Employment Option 2: Increased provision
- Allocate new land for industrial and business development outside of the Derby Urban Area

Summary of initial appraisal work:

SA Objective	Option 1 (BAU)	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✔	?
	Restricting new development within and around Swadlincote (with the exception of the Woodville Regeneration Areas) which is known to have limited existing biodiversity interest will safeguard existing designated sites and species and priority species and habitats. However, it may also restrict opportunities to enhance biodiversity. Overall impacts are considered **long term** (duration of the Plan) **positive** and of **moderate magnitude**.	Locating new employment alongside new housing within Swadlincote and in key serviced villages could lead to a loss of diversity on the urban fringe, however there would be potential to accommodate growth largely on existing previously developed sites. Impacts are uncertain.
to provide decent and affordable homes that meet local needs	--	--
	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. **No impacts identified.**	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. **No impacts identified.**

to improve the health and well-being of the population	--	✔
	It is considered that the retention of existing employment sites unlikely to have any notable or significant impact on this objective. **No Impacts identified.**	New employment provision could make a **minor positive** contribution to wellbeing where it delivers increased employment opportunities accessible to local communities
to improve community safety and reduce crime and fear of crime	✔	--
	Reuse of the underused land in Woodville could make a **minor positive** contribution towards tackling vandalism in this area. (The South Derbyshire Crime and Disorder Strategy 2008-11 (now out of date) identified vandalism as an issue for the wider Woodville area including this site).	The provision of additional employment land away from the DUA is unlikely to have any notable or significant impact on this objective. **No impacts identified.**
to improve educational achievement and improve the District's skills base	--	--
	It is considered that current levels of employment land provision could help improve local skills as more businesses move to the district and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base. **No impacts identified.**	It is considered that additional employment land provision could help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base. **No impacts identified.**
to promote social inclusion and reduce inequalities associated with deprivation across the District	X	✔
	Retaining existing levels of employment land provision (would limit opportunities for improving access to employment in many communities. Impacts are considered **negative**, **long term** (duration of the Plan) and of **minor** or **moderate** significance.	The development of new employment sites within Swadlincote and the villages could allow sites to be bought forward in locations which suffer from inequalities or elevated levels of deprivation. Impacts are considered **positive** and of **minor** or **moderate** significance.

To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	X The retention of existing employment sites (with the potential addition of new employment development at the proposed regeneration site at Woodville) could restrict opportunities to improve access to employment from existing or proposed communities. Impacts are considered **negative**, of **moderate** significance.	✔ The provision of new employment would present the Authority with the opportunity to increase the number of employment sites and hence improve the accessibility of employment provision in the District. Impacts are considered **positive** and **long term**.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling).	✔ Retaining existing employment sites and bringing forward the proposed regeneration site at Woodville would give rise to some new infrastructure requirements (a new regeneration route is already proposed to reduce pressure on Clock roundabout). Elsewhere restricting new employment development could reduce the need, at least in the short term, for additional infrastructure improvements within the District. As such this option would have a generally **positive** impact of **minor** significance against this SA objective.	✔ New employment development within the District and Woodville could be accessible to local communities by means of different transport alternatives including potentially walking and cycling. It could further make best use of wider infrastructure provision by providing access to jobs close to where people live reducing the need to travel long distances to access employment. Impacts are likely to be **positive,** and **long term.**
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	✔ Retaining existing employment land provision and allowing employment lead redevelopment at Woodville would enable continued economic growth (albeit at low levels) and help maintain competitiveness. Impacts are considered **positive** and of **minor** significance.	✔✔ The provision of new economic development sites within and adjacent to Swadlincote and within the rest of the District would enhance the range and/or size of sites available to meet local employment demand and hence contribute towards economic growth. As such it is considered that the provision of new employment development would have a **positive** and **long term** impact of **moderate** or **major** significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	X Retaining existing employment land provision, whilst providing for employment-led regeneration of land in Woodville would strengthen local urban economies and, if coupled with an accommodating development management policy for small scale employment development in rural areas could diversify and strengthen economies in villages and wider rural areas. Impacts are considered **negative** of **moderate** significance**.**	✔✔ The creation of new employment sites in Swadlincote and in appropriate rural locations could help strengthen local urban and rural economies and create new employment opportunities accessible to communities across the district. Impacts are considered **positive,** of **moderate** to **major** significance and **long term**.

to enhance the vitality and viability of existing town and village centres	?	?
	The retention of existing employment land provision and additional provision within the Woodville Regeneration site could help support Swadlincote town centre. However, the detailed design of any development would be important in ensuring easy access. Impacts are therefore **uncertain**.	Additional employment provision within and on the edge of Swadlincote or key serviced villages and other appropriate rural locations elsewhere within the district could help support existing nearby town and village centres although impacts would be dependent on the location of sites and the links between proposed sites and local centres. Impacts are **uncertain**.
to improve the quality of new development and the existing built environment	?	?
	The redevelopment of the Woodville Regeneration Area could allow the Authority and other agencies to improve the local built environment surrounding this large site. including townscape improvements, Impacts are considered **uncertain** and based on the extent and nature of development on this site.	New economic development within Swadlincote (including the Woodville site) and other appropriate sites across the rural area could allow the Authority to secure the reuse of a number of underused buildings and business premises including the Woodville Regeneration Area. However opportunities for reuse of rundown sites is relatively limited away from Swadlincote. In addition the widening of developer contributions consistent with issue 23 could enable new employment developments to contribute towards regeneration and townscape improvements. Impacts are considered **uncertain**.
to minimise waste and increase the reuse and recycling of waste materials	?	?
	Employment growth generally will have a negative impact on waste generation objectives, although scale of any iimpact is likely to be determined by the detailed design and operation of the site Impacts are **uncertain**.	Employment growth generally will have a negative impact on waste generation objectives (with higher overall growth likely to give rise to more waste) but it is not considered that the detailed location of specific sites will have any bearing on the amount of waste generated unless specific characteristics exist on site which could lead to waste generation such as the need for remediation or contamination. Impacts are **uncertain**.
to promote sustainable forms of construction and sustainable use of natural resources	X	X
	Retention of existing employment land provision and employment led development at the Woodville Regeneration site could potentially meet local needs, balancing proposed housing growth with jobs in close proximity. Whether sites are constructed sustainably is unlikely to be affected by the spatial distribution of sites. Although the inclusion of a policy for design excellence in the Plan could ensure that all options deliver sustainable buildings.	The provision of new employment land will involve the use of greater resources in the development process. The location of these developments in relation to housing provision and transport infrastructure would largely influence the extent of resources consumed in accessing the sites. Impacts are likely to be **negative** and of **minor** significance. The inclusion of a policy for design excellence in the Plan can ensure that all options deliver sustainable buildings.

to reduce water, light, air and noise pollution	--	X
	Employment growth generally is considered likely to give rise to emissions to the air and water and would increase noise and light pollution. By restricting growth in South Derbyshire to existing sites increases in pollution would be limited. **No significant or slightly negative impacts** likely.	Employment growth within or around the edge of the Swadlincote and elsewhere in the district would have a negative impact in respect of this objective. The exact nature of impacts would be partially dependent on the location and design of sites. Impacts are likely to be negative and of **minor** to **moderate** significance**.**
to minimise the irreversible loss of undeveloped (greenfield) land	✔	?
	The great majority of the established employment land provision involves the redevelopment of brownfield land. Reuse of poorly restored and underused land in the Woodville would safeguard productive agricultural/greenfield sites around Swadlincote and in the villages. Impacts would be **positive.**	The development of new employment land could lead to notable losses of greenfield land depending on the specific location of sites selected. Impacts are uncertain.
to manage and reduce flood risk and surface water run-off	✔	?
	There are known flooding issues within the Woodville Regeneration Area and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this option would allow the positive management of flood risk. As such impacts are considered **positive** and of **minor** to **moderate** significance.	Impacts are **uncertain** and dependent on the specific location of proposed developments.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	X	X
	Retaining existing employment land provision is likely to minimise impacts. Nevertheless, these are likely to be **negative** and of **minor** to **moderate** significance.	New employment land close to housing growth could help provide accessible jobs, although overall it is likely that the further provision of jobs in rural areas could be harder to serve by non-car modes and would be likely to increase aggregate energy use and travel demand over the plan period. Overall impacts are likely to be **negative** and of **minor** to **moderate** significance.

to protect and enhance architectural and archeological heritage of the district.	✔ The regeneration of the Woodville site would help safeguard important heritage features on the site. However the magnitude of impacts is likely to be dependent on the detail of specific proposals. Impacts are likely to be **positive** but in the absence of further information the magnitude of any impact is **uncertain.**	? The provision of additional employment sites in the District could lead to the loss of historic landscapes (and could have impacts on areas of architectural or historic importance) although impact would be dependent on the location and design of development. In the absence of further information impacts have been recorded as **uncertain.**
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	✔ The regeneration of land at Woodville Regeneration Area could help safeguard a number of listed buildings which are of cultural importance to the town (being some of the last remaining bottle kilns in the Swadlincote) and may potentially offer an opportunity to open the wider site up to public access. Impacts are likely to be broadly **positive**; However the magnitude of impacts is **uncertain** and likely to be dependent on the detail of specific proposals.	? The provision of additional employment sites in the District could impact on the cultural heritage of South Derbyshire. However it could also offer potential to safeguard sites. Impacts are likely to be dependent on the detailed location and design of sites rather than broad location. In the absence of further information impacts have been recorded as **uncertain.**
to conserve and enhance the District's landscape and townscape character	✔ Retention of existing employment land provision together with the development of poorly restored former minerals workings at the Woodville Regeneration Area would ensure that urban and possibly village fringe areas are not adversely impacted by additional employment growth. Impacts likely to be **positive.**	X Loss of additional countryside on the urban fringe or around villages could affect the landscape around Swadlincote or other settlements in the District and would see an encroachment of urban areas into the countryside. Impacts likely to be **negative,** although the exact extent of impacts would be dependent on the scale of growth, the detailed design of development and the sensitivity of local landscape and townscape.

Reviewed **12 May 2010** by IB, RG, KE, RC, NS. Typed up 30 May 2010. Amended 1 July 2010. Updated 1 and 15 May 2013.

Transport Options – Outside of the Derby Urban Area (DUA)

Issue 11 –Transport Options Outside of the Derby Urban Area (DUA)

Local Plan Approaches:
Non-DUA Transport Option 1: Minimum Intervention
- Make no provision to accommodate, or to influence mode of travel, for trips generated by new or existing development in the Derby Principle Urban Area. Focus on maintaining existing transport services and facilities.

Non-DUA Transport Option 2: Demand Management
- Accommodate travel demand generated by new and existing development by focusing on demand management and measures to influence travel behaviour.

Non-DUA Transport Option 3: Measures to Increase Use of Alternatives to the car
- Accommodate travel generated by new and existing development by focusing on improved infrastructure and services for public transport, cycling and walking.

Non-DUA Transport Option 4: Highway Based Improvements
- Accommodate travel generated by new and existing development by focusing on improved highway infrastructure.

Non-DUA Transport Option 5: A Hybrid Approach
- Combine elements of Options 2, 3 and 4 - as an integrated package of transport measures

Summary of initial appraisal work:

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	X Minimum intervention will lead to gradually increasing traffic volumes which could lead to conflict with protected or BAP priority species. However impacts are considered **neutral** to **slightly negative**	✔ Demand management could help reduce traffic volumes and hence conflicts between traffic and protected species or BAP priority species. Impacts are considered **positive** and of **minor** significance.	X Measures to increase public transport and walking and cycling routes could lead to the loss of some greenfield land to accommodate new cycling paths, park and ride facilities etc. Impacts are considered **negative** and of **minor** significance although long term impacts could be significantly reduced with appropriate mitigation.	X The provision of new road is likely to lead to the loss of greenfield land and could have a notable impact on protected species or habitats. Impacts are considered of **moderate** significance and **negative.**	X A combination of demand management, increased public transport provision and the delivery of new road infrastructure could lead to the loss of existing biodiversity species and habitats, especially where new roads or public transport infrastructure is delivered through the plan period. Impacts are likely to be **negative** and of **moderate** significance.
to provide decent and affordable homes that meet local needs	-- **No Impacts Identified**	-- **No Impacts Identified**	-- **No Impacts Identified**	-- **No Impacts Identified**	-- **No Impacts Identified**
to improve the health and well-being of the population	X Increased congestion and higher traffic volumes could discourage walking and cycling and increase air pollution, which affects walkers and cyclists. Impacts are considered **neutral** or slightly **negative**, with worsening situation over the plan period.	✔ Demand management could reduce car use and provide incentives to encouraging cycling and walking. Impacts are considered **neutral** to **slightly positive** over the plan period	✔✔ Additional walking and cycling path provision and new greenways provision could help encourage a modal shift away from car use towards walking and cycling. Impacts are considered **positive** of minor to **moderate** significance.	XX Highways based improvements could reduce opportunities to improving access via cycling and walking and could increase traffic volume which may deter many from cycling and walking. Impacts are considered **negative** of **moderate** or **major** significance.	✔ A combination of demand management, increased public transport provision and the delivery of new road infrastructure could encourage greater walking and cycling, although benefits could be offset by significant road building where this deters residents from using on street footpath or cycle path provision. Overall impacts were considered likely to be **positive** and of **minor** to **moderate** significance depending on the balance struck between the three different measures.

to improve community safety and reduce crime and fear of crime	X	--	--	✔	✔
	This approach could lead to increased congestion and deterioration in road safety over the plan period as traffic levels increase in line with historic trends. Impacts are considered **negative** and of **minor** to **moderate** significance.	Demand management could help moderate future increases in travel demand and keep private car use at or around current levels over the plan period. **No Impacts Identified**	Measures to increase travel options (other than private car usage) could help moderate future increases in travel demand and keep private car use at or around current levels over the plan period. **No Impacts Identified**	Improvements to the existing highway network could help remedy existing identified highways capacity /safety issues and could provide opportunity to improve the existing network. Overall Impacts are considered **positive** and of **minor** to **moderate** significance. Although impacts could reduce over the plan period as increases in demand counters improvements in the road network during the Plan period.	A combination of demand management and increased public transport provision together with improvements to the wider road network could reduce car usage on new and existing residential and local roads and increase capacity on the wider highways network. Impacts would be **positive** and of **moderate** significance
to improve educational achievement and improve the District's skills base	--	--	--	--	--
	No Impacts Identified	**No Impacts Identified**	**No Impacts Identified**	**No Impacts Identified**	**No Impacts Identified**
to promote social inclusion and reduce inequalities associated with deprivation across the District	X	--	✔✔	✔	✔✔
	Maintaining existing transport services and facilities across the district s considered likely to have a **moderate negative** impact in terms of tackling deprivation and inequalities due to rising congestion with impacts on bus services and pedestrian and cyclist safety and amenity.	Demand management measures to influence travel behaviour and improve awareness of transport options are considered likely to have a **neutral** to **slightly positive** impact in terms of tackling deprivation and inequalities	Measures to improve accessibility by public transport walking and cycling could significantly improve access to local services and employment for those without access to a car. Impacts are considered **positive**, of **moderate** to **major** significance.	Highways based improvements in Swadlincote and the wider countryside are more likely to benefit those with access to the car but it could also benefit public transport users and cyclist by reducing traffic congestion or improving road safety. Overall impacts are considered **negative** and of **minor** significance.	Measures to improve accessibility by public transport walking and cycling coupled with demand management and improvements to the local road network could significantly improve access to local services and employment for families or individuals with and without access to a car. Impacts are considered **positive**, and of **moderate** to **major** significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	X	✔	✔✔	✔	✔✔
	Minimum intervention would have a **negative** impact on transport provision outside of the DUA. Impacts would **worsen** over the plan period. **Synergistic impacts** could be likely where new strategic housing or employment sites are located close to areas with existing congestion or limited capacity to accommodate additional traffic.	Demand management could help ensure existing infrastructure can cope with increasing demands on transport infrastructure over the Plan period. This option is considered likely to have a **minor positive** effect against this SA Objective.	Measure to increase transport choice could help improve access to employment, education, and shopping facilities within Swadlincote and the rural areas in the non-DUA. Impacts are considered **positive**, of **moderate** to **major** magnitude.	Improvements to the highways network could help improve access to local services and facilities for all, but was considered most likely to benefit those with access to a car. Impacts were considered **positive**, of **minor** or **moderate** magnitude (as it would benefit some people more than others) and **permanent**.	Measures to increase transport choice coupled with demand management and the delivery of new road infrastructure could help improve access in the DUA to employment, education, and shopping facilities to all residents. Impacts are considered **positive** and of **major** magnitude.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	XX	✔	✔✔	✔✔	✔✔
	Minimum intervention could increase traffic volumes and congestion which will continue to rise over the plan period. This could increase strain on the existing road network and could deter walking and cycling. Impacts are likely to be **negative** and of **moderate** to **major** impact.	Demand management could help ensure existing infrastructure can cope for longer with increasing demands on infrastructure over the Plan period. Impacts are considered **positive** of **moderate** significance. **Synergistic impacts** from additional development could however reduce the ability of infrastructure to cope where new development exceeds local network capacity.	Increasing transport choice could encourage a modal shift away from car use to more efficient forms of transport such as bus, walking or cycling. Impacts are considered **positive** and of **moderate to major** significance.	Highways based improvements could increase the capacity of existing transport routes and services and could provide new roads which could relieve congestion on existing routes (but may also generate increased traffic flows locally). Impacts are considered **positive** and of **moderate** to **major** magnitude.	A combination of demand management and increased public transport provision together with improvements to the wider road network would free up capacity on the existing highways network and would encourage a modal shift away from car use to more efficient forms of transport. Impacts are considered **positive** and of **moderate** to **major significance.**
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	X	?	✔✔	✔✔	✔✔
	Minimum intervention could increase traffic volumes, or provide little opportunity to upgrade the local transport network and could frustrate economic investment and growth within the district. Impacts are considered **negative** of **minor** to **moderate** significance.	Demand management measures could reduce traffic volumes and congestion and encourage modal shift away from cars. However measures themselves could deter businesses due to costs. Impacts are considered **uncertain**.	Increasing transport choice could encourage a modal shift away from car use to more efficient forms of transport such as bus, walking or cycling. Impacts are considered **positive** and of **moderate** to **major** magnitude.	Improvements to the existing local road network and new road provision could help reduce congestion by increasing the capacity of the road network. It could also improve access to the strategic road network if the Woodville Regeneration Route were bought forward. Impact considered **positive** of **moderate** to **major** significance and **permanent**	A combination of demand management and increased public transport provision together with improvements to the wider road network would free up capacity on the existing highways network and encourage a modal shift away from car use to more efficient forms of transport. Impacts are considered **positive** and of **major significance.**

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	X	?	✔	✔✔	✔
	Minimum intervention could increase traffic volumes, or provide little opportunity to upgrade the local transport network and could frustrate economic investment and growth within the district. Impacts are considered **negative** of **minor** to **moderate** impact and **long term** (duration of the Plan period).	Demand management measures could reduce traffic volumes and congestion and encourage modal shift away from cars. However measures themselves could deter businesses due to costs or perceived restrictions in car use. Impacts are considered **uncertain**.	Provision of new non-car infrastructure, could help reduce congestion on the existing highways network. Impacts are considered **positive**, of **minor** to **moderate** magnitude and **long term.**	Improvements to the existing local road network and new road provision could help reduce congestion by increasing the capacity of the road network. It could also improve access to the strategic road network for businesses and homes around Swadlincote if the Woodville Regeneration Route were bought forward. Impact considered **positive** of **moderate** to **major** significance.	New road infrastructure could improve access to the local and strategic road network, which could help attract new businesses to the District. Countered against this demand management may deter some investment in South Derbyshire if it increases costs or places constraints on car or commercial vehicle use. Overall impacts would be **positive** and of **moderate** significance.
to enhance the vitality and viability of existing town and village centres	?	?	✔	✔	✔
	Increased congestion could deter shoppers from using Swadlincote or larger villages. However, it could also encourage greater use of local facilities if congestion (and journey time) to other centres deteriorates. Impacts are considered **uncertain.**	If this were a proposal demand management measures such as parking charges, restrictions in parking spaces etc. could discourage people from travelling to Swadlincote or the villages. Reduced congestion could however reduce travel times for car and public transport and improve access to centres. Impacts are considered **uncertain**.	Measures to increase alternatives to car use could improve access to all to village centres and Swadlincote town centre. Impacts are considered **positive**, and of **minor** to **moderate** impact.	Improvements to the road network and other highways improvements could encourage increased travel to Swadlincote and the villages. However there was some concern that it may also encourage people to travel further a field to stronger shopping venues Impacts are considered generally **positive**, of **minor** to **moderate** significance.	Measures to improve access via public transport or improvements to the road network could have a beneficial effect against this objective. However demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on waiting or delivery times etc. Overall however impacts are likely to be **positive** and of **minor** significance.
to improve the quality of new development and the existing built environment	--	✔	✔	--	✔
	No significant impacts identified	Demand management could make a limited contribution towards improving the quality of new development by reducing the need for the provision of car parking in new development. Impacts are considered **positive** and of **minor** significance.	Increasing non-car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of car parking in new development. Impacts are considered **positive** and of **minor** significance.	**No significant impacts identified**	Demand management and increasing non car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of car parking in new development. Impacts are considered **positive** and of **minor** significance
to minimise waste and increase the reuse and recycling of waste materials	--	--	--	--	--
	No significant impacts identified	**No significant impacts identified**	**No significant impacts identified**	**No significant impacts identified**	**No significant impacts identified**
to promote sustainable forms of construction and sustainable use of natural resources	X	--	✔	XX	X
	Minimum intervention could result in increasing traffic volumes and hence congestion over the plan period. This could in turn lead to the inefficient use of fuel. Impacts are considered of **minor** significance but would **worsen** over the plan period.	Demand management measure could help offset broader increases in traffic volumes over the plan period. Impacts are considered to be broadly **neutral**.	Increasing use of public transport, walking and cycling in Swadlincote and the villages could contribute towards reduced transport based GHG emissions. Impacts are considered **positive** of **minor** to **moderate** impact	Additional highways based improvements could foster further inefficient car based travel, which could increase, transport based GHG emissions in the District. Impacts are considered of **moderate** to **major** significance, **negative** and likely to worsen over the plan period.	Additional highways based improvements could foster further inefficient car based travel, which could increase, transport based GHG emissions in the District. However coupled with demand management and public transport improvements impacts could be significantly reduced. Overall this option is considered to have a **minor negative** effect against this SA objective.
to reduce water, light, air and noise pollution	XX	--	✔	XX	X
	Minimum intervention could lead to increased traffic volume and congestion. This is likely to increase noise and air quality impacts on many routes. Impacts are considered **negative** of **moderate** to **major** significance and likely to **worsen** over the plan period.	Demand management could help offset further increases in car travel or reduce the rate of transport growth and could help ensure that noise and air quality impacts remain around current levels. Impacts are considered **neutral.**	A more proactive approach to reducing car use could help reduce overall car based trips and improve access to and use of cleaner and more efficient transport modes which could help reduce noise and air pollution. Impacts are considered **positive** of **minor** to **moderate** magnitude.	Highways improvements could lead to increased pollution during construction and operation (although impacts could be largely mitigated through design). It could also increase traffic demands on existing roads. Impacts are considered **negative** of **moderate** to **major** significance.	Highways improvements could lead to increased pollution during construction and operation in respect of water, light, noise and air quality. However effects could be reduced if improvements were bought forward in combination with demand management measures and improvements to public transport provision. Impacts would be **negative** and of **minor** to **moderate** significance.

to minimise the irreversible loss of undeveloped (greenfield) land	--	--	X	XX	X
	No significant impacts identified.	**No significant impacts identified.**	Measures to increase non-car transport provision could include the formalisation of existing greenway routes. As such this option could lead to some loss of greenfield sites although the extent of losses is uncertain. Overall impacts are likely to be **negative** and of **minor** significance.	New road construction could lead to the loss of greenfield sites. Impacts are considered **negative, permanent** and of **moderate** to **major** significance.	New road construction, together with the delivery of new public transport infrastructure such as greenways or cycle paths could lead to the loss of greenfield sites although the extent of losses would be based on the scale of new road construction. Losses could be reduced by demand management measures. Impacts are considered **negative permanent** and of **moderate** significance
to manage and reduce flood risk and surface water run-off	--	--	X	X	X
	No significant impacts identified.	**No significant impacts identified.**	The provision of some public transport infrastructure would increase impermeable hard surfaces or create the need for culverts over existing watercourses for walking and or cycling routes. As such this option could alter surface water drainage locally. Impacts would be **negative** and of **minor** significance.	Highways improvements including the construction of new roads could increase impermeable hard surfaces, need for culverts or alter local landform etc which may alter flood risk locally. Although impacts could be mitigated through careful design. Impacts are considered **negative** of **minor** significance.	Highways improvements including the construction of new roads, together with new public transport infrastructure could increase impermeable hard surfaces, create a need for culverts or alter local landform etc. This in turn may alter flood risk locally although effects could be mitigated through careful design. Impacts are considered negative and of minor to moderate significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	XX	✔	✔✔	XX	X
	Minimum intervention would do little to reduce transport-based emissions in the District (which are amongst the highest in England per resident) and could increase emissions if car usage and congestion increases. Impacts are considered **negative**, of **moderate** to **major** significance and **long term**.	Demand management could help reduce travel demand and facilitate a modal shift away from car use. Impacts are considered **positive** and **moderate** significance	Measures to increase alternatives to the car could reduce reliance on car-based transport and increase opportunities for walking cycling and public transport provision. Impacts are considered **positive**, and of **moderate** to **major** significance.	Highways based improvements could encourage car usage in the District and would lead to increase transport based carbon emissions. Impacts are considered **negative** and of **moderate** or **major** significance.	Highways based improvements could encourage continued car usage in the District and would lead to increase transport based carbon emissions. However set against this demand management and improved public and non-vehicular transport options could reduce overall car reliance. Impacts are likely to be **negative** and of **moderate** significance.
to protect and enhance architectural and archeological heritage of the district.	--	--	?	?	?
	No significant impacts identified.	**No significant impacts identified.**	The development of new facilities such as new greenways or the reinstatement of existing rail routes could have an impact on conservation areas or other architectural or historical sites of interest. Impacts would be dependent on the location, scale and nature of the scheme. Impacts are considered **uncertain**	New road provision or highways improvements in Swadlincote and the villages could have a negative impact on conservation areas or listed buildings, although such impacts would be dependent on the location, scale and nature of the scheme. Impacts are considered **uncertain**	New road and public transport infrastructure provision or highways improvements within Swadlincote or the villages could have a negative impact on conservation areas or listed buildings, although such an impact would be dependent on the location, scale and nature of the scheme. Impacts are considered **uncertain**
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	--	--	?	?	?
	No significant impacts identified.	**No significant impacts identified.**	The development of new facilities such as new greenways or the reinstatement of existing rail routes could have an impact on the Districts cultural assets such as historic parks and gardens and historic buildings. Impacts are considered **uncertain.**	New road provision or highways improvements outside the PUA could have a negative impact on the Districts cultural assets, however it could also have a positive impacts were traffic is diverted away from historic assets. Impacts are considered **uncertain.**	The development of new public transport infrastructure and/or the improvement of existing, or creation of new roads could have an impact on the Districts cultural assets such as historic parks and gardens and historic buildings. Impacts are **uncertain** and would be largely dependent on the location of works.
to conserve and enhance the District's landscape and townscape character	X	✔	✔	XX	XX
	Increased congestion could have a sustained impact on townscape character of many of the Districts towns and villages. Impacts are considered **negative** of **minor** significance. Impacts were considered to worsen over the plan period.	Demand Management could help reduce the need for new highways provision and could reduce congestion in many of the towns and villages in the district. Impacts are considered **minor** and **positive**.	Measures to increase alternatives to car use could reduce congestion in the district and have a positive impact on townscape. Impacts are considered **positive** and of **minor** magnitude.	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Impacts are considered **negative**, of **minor** to **major** significance depending on the scale of proposals and their detailed design.	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Similarly the creation of new public transport infrastructure could also have a negative impact on local landscape (as such sites are likely to be on greenfield locations on the edge of the City). Overall Impacts are likely to be **negative** and of **minor** to **major** significance

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Regeneration in Swadlincote and Woodville

Issue 12 – Options for Regeneration in Swadlincote and Woodville

Local Plan Approaches:
Swadlincote and Woodville Regeneration Option 1: Employment Led Regeneration

Swadlincote and Woodville Regeneration Option 2: Mixed Use Redevelopment

Swadlincote and Woodville Regeneration Option 2: Housing Led Redevelopment

Commentary
See main report

SA Objective	Option 1 (BAU)	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	**?** A previous phase 1 habitat assessment undertaken by the Wildlife Trust indicates that the proposed Woodville Regeneration Area has little biodiversity interest. Impacts are considered **uncertain** and likely to be dependent on the implementation of the detailed scheme. Although regeneration of this site could offer significant potential to secure a **positive** impact of **minor** to **moderate** significance.	**?** Impacts are considered **uncertain** and likely to be dependent on the implementation of the detailed scheme. Although regeneration of this site could offer significant potential to secure a **positive** impact of **minor** to **moderate** significance.	**?** Impacts are considered **uncertain** and likely to be dependent on the implementation of the detailed scheme. Although regeneration of this site could offer significant potential to secure a **positive** impact of **minor** to **moderate** significance.
to provide decent and affordable homes that meet local needs	**--** Employment land growth options are unlikely to have any notable or significant impact in respect of housing delivery. **No significant Impact** likely.	✔ Mixed use development would include some residential development. It is likely that market housing will be accompanied by affordable housing provision consistent with requirements in National Policy. Impacts are likely to be **positive** but of an **uncertain magnitude** (as it is dependent on the exact mix of homes on site and the proportion of affordable housing accommodated).	✔✔ Housing led development would make a notable contribution towards meeting identified housing need locally and across south Derbyshire. Impacts would be **positive** and of **moderate** to **major** significance (depending on development mix).

to improve the health and well-being of the population	--	--	--
	Employment led development could offer limited opportunities to secure appropriate health uses on the site. The extent to which such potential exists is not currently considered significant although this issue will need to be kept under review. **No impact**.	Mixed use development could offer opportunities to secure appropriate health uses on the site. The extent to which such potential exists is not currently considered significant although this issue will need to be kept under review. **No impact**.	Residentially led development could offer opportunities to secure appropriate open space provision, although the site currently provides informal space so no impact is likely overall.. **No impact**.
to improve community safety and reduce crime and fear of crime	✔	✔	✔
	Reuse of the underused land in Woodville could make a **minor positive** contribution towards tackling vandalism in this area. (The South Derbyshire Crime and Disorder Strategy 2008-11 identifies vandalism as an issue for the wider Woodville area).	Reuse of the underused land in Woodville could make a **minor positive** contribution towards tackling vandalism in this area. (The South Derbyshire Crime and Disorder Strategy 2008-11 identifies vandalism as an issue for the wider Woodville area).	Reuse of the underused land in Woodville could make a **minor positive** contribution towards tackling vandalism in this area. (The South Derbyshire Crime and Disorder Strategy 2008-11 identifies vandalism as an issue for the wider Woodville area).
to improve educational achievement and improve the District's skills base	--	--	?
	It is considered that the regeneration of the Woodville area for employment uses could help improve local skills. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base as this policy does not deal with the council's options for employment growth. As such, in isolation from other policy options in the Councils Core Strategy it was considered that the employment led reuse of this site could just reduce the amount of new employment land required elsewhere. **No impact**.	It is considered that the regeneration of the Woodville area for employment uses could help improve local skills. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base as this policy does not deal with the council's options for employment growth. As such, in isolation from other policy options in the Councils Core Strategy it was considered that the employment led reuse of this site could just reduce the amount of new employment land required elsewhere. **No impact**.	There is a lack of primary school capacity in this area, It is unclear whether growth could be accommodated in existing schools in combination with other likely growth in the Town. The Council is continuing to liaise with the Local Education Authority in respect of schools capacity issues in Swadlincote and Woodville.
to promote social inclusion and reduce inequalities associated with deprivation across the District	✔	✔	X
	The development of new employment sites within Swadlincote could allow sites to be bought forward in locations which suffer from inequalities or elevated levels of deprivation such as Woodville and help provide access to jobs and other services. Impacts are considered **positive** of **minor** or **moderate** significance.	The development of mixed use sites (which includes elements of employment and commercial uses) within Swadlincote could allow sites to be bought forward in locations which suffer from inequalities or elevated levels of deprivation such as Woodville and help provide access to jobs and other services. Impacts are considered **positive** of **minor** or **moderate** significance	Woodville and Swadlincote both have higher than average levels of deprivation and relatively high levels of unemployment compared to other parts of South Derbyshire. In addition there have been significant employment land losses in this area. Housing led development would do little to tackle these issues, although it would provide some affordable housing provision (subject to viability). Impacts are considered **positive** of **minor** or **moderate** significance.

To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔ The provision of new employment land will increase the number and spread of employment sites and hence should help improve the accessibility of employment provision in the District. Impacts are **positive** and **long term**. The magnitude of impacts is **uncertain** and is likely to be based on the proposed location of future sites	✔ The provision of new employment land will increase the number and spread of employment sites and hence should help improve the accessibility of employment provision in the District. Mixed use developments could also improve access for future and existing communities to other local services. Impacts are considered **positive** and **long term**. The magnitude of impacts is **uncertain** but would be enhance where housing growth is supported by significant employment development on site.	? Housing led development would be well related to Woodville local centre and Swadlincote Town Centre, and remaining employment sites in Woodville. Impacts would be **positive** and of **minor** to **moderate** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling).	✔ New infrastructure would be required to support the reuse of the site (including Green infrastructure, a new road and potentially new gas, electric and telecoms infrastructure), Impacts are considered **positive, minor** to **moderate** magnitude and **long term.**	✔ New infrastructure would be required to support the reuse of the site (including Green infrastructure, a new road and potentially new gas, electric and telecoms infrastructure), Impacts are considered **positive, minor** to **moderate** magnitude and **long term.**	✔ New infrastructure would be required to support the reuse of the site (including Green infrastructure, a new road and potentially new gas, electric and telecoms infrastructure), Impacts are considered **positive, minor** to **moderate** magnitude and **long term.**
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	✔✔ Employment led regeneration of the Woodville regeneration area (which is already an (albeit rundown) established employment area will help secure the future of existing sites and bring forward new employment provision locally. It is considered that employment led regeneration would contribute towards economic growth within the Swadlincote area. Impacts are **positive**, of **moderate** to **major** magnitude and **permanent**.	✔ Mixed use development of the site could contribute towards economic growth (although depending on the final detail of any scheme there may be potential for the loss of existing employment areas to other uses). Impacts are considered to be **positive** but of an uncertain **magnitude**.	X Housing led development may provide a shop term boost to the local economy during construction, although in the longer term is unlikely to make any notable contribution and could even affect existing neighbouring businesses within the site where conflicts between existing businesses arise. Impacts are potentially **negative** and of **minor** significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✔✔ Redevelopment of the Woodville Regeneration areas will improve existing employment sites and opportunity on the site and would provide additional employment land provision helping to strengthen the local employment market. Impacts are considered **positive**, of **moderate** to **major** magnitude and **permanent**.	✔ The redevelopment of the Woodville Regeneration are to mixed used could help improve existing employment areas (and attractiveness to new businesses) and present opportunities for further employment land provision. The exact extent of such provision is uncertain and hence is considered to give rise to a **positive** impact of **uncertain** magnitude. Impacts would be **permanent**.	? Housing led development may offer limited opportunities for further employment land provision, although this is **uncertain**.

to enhance the vitality and viability of existing town and village centres	✔ This site is adjacent to Swadlincote Town Centre and could help improve linkages to and views from the town centre and provide new employment close to the existing centre. Impacts are **positive** and of **minor** to **moderate** significance (the magnitude of impact is reduced by virtue of the site being located outside of the existing town centre).	✔ This site is adjacent to Swadlincote Town Centre and could help improve linkages to and views from the town centre and provide some new employment close to the existing centre. Impacts are **positive** and of **minor** to **moderate** significance	✔ This site is adjacent to Swadlincote Town Centre and residential development could improve accessibility through the site and could support increase trips to the town from new residents. Impacts are **positive** and of **minor** to **moderate** significance
to improve the quality of new development and the existing built environment	✔✔ Securing the regeneration of this site would provide opportunity to improve the character and townscape of this area. Impacts are considered **permanent, positive** and of **major** significance.	✔✔ Securing the regeneration of this site would provide opportunity to improve the character and townscape of this area. Impacts are considered **permanent, positive** and of **major** significance.	✔✔ Securing the general regeneration of this site would provide opportunity to improve the character and townscape of this area. Impacts are considered **permanent, positive** and of **major** significance.
to minimise waste and increase the reuse and recycling of waste materials	? Redevelopment of this site would lead to increased waste generation on site. However, waste volumes could be impacted by site condition (and presence of contamination) and site end use – including the provision made for recycling and bin storage on site	? Redevelopment of this site would lead to increased waste generation on site. However, waste volumes could be impacted by site condition (and presence of contamination) and site end use – including the provision made for recycling and bin storage on site	? Redevelopment of this site would lead to increased waste generation on site. However, waste volumes could be impacted by site condition (and presence of contamination) and site end use – including the provision made for recycling and bin storage on site
to promote sustainable forms of construction and sustainable use of natural resources	? New development in this area will require the use of locally won sand and gravel. The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered **uncertain**	? New development in this area will require the use of locally won sand and gravel. The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered **uncertain**	? New development in this area will require the use of locally won sand and gravel. The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain. Overall impacts are considered **uncertain**

to reduce water, light, air and noise pollution	✔	✔	?
	New development could offer opportunities to improve air, noise and water pollution and drainage locally but could lead to increased light pollution. Impacts are considered **minor** and **positive** although clearly the exact nature of impacts would be based on the detailed design of any proposals. As such the exact magnitude of impacts are **uncertain**.	New development could offer opportunities to improve air, noise and water pollution and drainage locally but could lead to increased light pollution. Impacts are considered **minor** and **positive** although clearly the exact nature of impacts would be based on the detailed design of any proposals. As such the exact magnitude of impacts are **uncertain**.	Housing led development could offer opportunities to improve air, noise and water pollution and drainage locally but, could create conflicts between existing employment sites around the regeneration area and potential residential areas on site. This could lead to increased incidents of noise, light and air quality complaints. Impacts are uncertain and would be influenced by site design.
to minimise the irreversible loss of undeveloped (greenfield) land	✔✔	✔✔	✔✔
	The reuse of land in the Woodville regeneration area for employment led development could reduce the need for agricultural or other green field land available for employment development. Impacts are **positive** and of **moderate** to **major** significance.	The reuse of land in the Woodville regeneration area for mixed use development could reduce the need for agricultural or other green field land available for employment, housing or other forms of development. Impacts are **positive** and of **moderate** to **major** significance.	The reuse of land in the Woodville regeneration area for housing led development could reduce the need for agricultural or other green field land for housing or other forms of development. Impacts are **positive** and of **moderate** to **major** significance.
to manage and reduce flood risk and surface water run-off	✔	✔	✔
	There are known flooding issues within the Woodville Regeneration areas and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this options would allow the positive management of floodrisk. As such impacts are considered **positive**. However, the magnitude of impacts would be dependent on how regeneration of the site is implemented.	There are known flooding issues within the Woodville Regeneration areas and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this options would allow the positive management of floodrisk. As such impacts are considered **positive**. However, the magnitude of impacts would be dependent on how regeneration of the site is implemented.	There are known flooding issues within the Woodville Regeneration areas and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this options would allow the positive management of floodrisk. As such impacts are considered **positive**. However, the magnitude of impacts would be dependent on how regeneration of the site is implemented.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	--	--	--
	The specific location of new mixed use provision within this site is not likely to have a significant impact on additional GHG emissions unless the site performs poorly in terms of access to public transport walking and cycling or growth is displaced a significant distance from existing communities, **no impact** identified.	The specific location of new mixed use provision within this site is not likely to have a significant impact on additional GHG emissions unless the site performs poorly in terms of access to public transport walking and cycling or growth is displaced a significant distance from existing communities, **no impact** identified.	The specific location of new mixed use provision within this site is not likely to have a significant impact on additional GHG emissions unless the site performs poorly in terms of access to public transport walking and cycling or growth is displaced a significant distance from existing communities, **no impact** identified.

to protect and enhance architectural and archeological heritage of the district.	✔✔ Redevelopment of the Woodville site offers opportunity to safeguard a number of listed buildings located in the site (including the 4 Grade 2* listed bottle kilns at TG Greens). It could also allow the development of facilities for interpretation of the sites historic industrial past. Impacts are considered **positive** and of **moderate** magnitude.	✔✔ Redevelopment of the Woodville site offers opportunity to safeguard a number of listed buildings located in the site (including the 4 Grade 2* listed bottle kilns at TG Greens). It could also allow the development of facilities for interpretation of the sites historic industrial past. Impacts are considered **positive**, of **moderate** magnitude.	✔✔ Redevelopment of the Woodville site offers opportunity to safeguard a number of listed buildings located in the site (including the 4 Grade 2* listed bottle kilns at TG Greens). It could also allow the development of facilities for interpretation of the sites historic industrial past. Impacts are considered **positive**, and of **moderate** magnitude
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	✔ The regeneration of land at Woodville Regeneration Area could help safeguard a number of listed buildings which are of cultural importance to the town (being some of the last remaining bottle kilns in the town). As such this site could ensure that at risk buildings are found a new use and a restored. Impacts are considered broadly **positive,** but would be dependent on the extent to which sites can be preserved and safeguarded.	✔ The regeneration of land at Woodville Regeneration Area could help safeguard a number of listed buildings which are of cultural importance to the town (being some of the last remaining bottle kilns in the town). As such this site could ensure that at risk buildings are found a new use and a restored. Impacts are considered broadly **positive,** but would be dependent on the extent to which sites can be preserved and safeguarded.	✔ The regeneration of land at Woodville Regeneration Area could help safeguard a number of listed buildings which are of cultural importance to the town (being some of the last remaining bottle kilns in the town). As such this site could ensure that at risk buildings are found a new use and a restored. Impacts are considered broadly **positive,** but would be dependent on the extent to which sites can be preserved and safeguarded.
to conserve and enhance the District's landscape and townscape character	✔✔ Reuse of surplus land would ensure that urban fringe areas are not used for employment uses, it could also help integrate this edge of town location with the countryside that lies beyond. Regeneration of the site could also significantly improve local townscape improvements within and around the site. Impacts likely to be **positive, long term** (duration of plan) and of **major** to **moderate** significance depending on the amount of land developed and its location.	✔✔ Reuse of surplus land would ensure that urban fringe areas are not used for employment uses, it could also help integrate this edge of town location with the countryside that lies beyond. Regeneration of the site could also significantly improve local townscape improvements within and around the site. Impacts likely to be **positive,** and of **moderate** of **major** significance depending on the amount of land developed and its location.	✔✔ Reuse of surplus land for housing could help integrate this edge of town location with the countryside that lies beyond. Regeneration of the site could also significantly improve local townscape improvements within and around the site. Impacts are positive and of **moderate** of **major** significance

Reviewed **12 May 2010** by IB, RG, KE, RC, NS. Typed up 30 May 2010. Amended 7 July 2010

Themed Options – Design Excellence

Issue 14 – Design Excellence

Local Plan Approaches:
Design Excellence Option 1: Buildings For Life

- Influence the design of new development guided by best practice and policy set out in the National Planning Policy Framework
- Achieve a high quality of design in all areas through the adoption of Building for Life 12.

Summary of initial appraisal work:
See Commentary at end of this Schedule.

SA Objective	Business as Usual	Option 1
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✔ Existing national planning policy requires biodiversity gain be sought within new developments. As such even without a building for life approach wider policy could ensure developments have some **minor positive** impacts in respect of protected designated sites, BAP habitats and protected species.	✔✔ Criteria 10 of Buildings for Life 12, (BfL12) encourage the enhancement of biodiversity on site. It is considered that this provision could help protect losses of species and habitats and could **in combination** with other biodiversity measures (such as provision of Green Infrastructure) provide biodiversity gain in new development. Impacts are positive and of **moderate** to **major** significance.
to provide decent and affordable homes that meet local needs	? By not requiring better designed developments the council could help keep developer costs lower and this may enable developers to be able to offer a greater proportion of affordable homes on site. However, it is uncertain whether better design would necessarily have a financial cost and as such the impact of this approach is **uncertain**.	? Criteria 4 of BfL12 encourages a mix of tenures be secured throughout new developments. However, securing buildings for life will come with a financial cost which may impact on the viability of some developments and hence the delivery of affordable housing. An uncertain effect has been identified.

to improve the health and well-being of the population	✔ National policy already supports the integration of open space and green infrastructure in new developments. As such without a specific locally based policy it is likely that most developments would include open space provision in line with current developments. Impacts are therefore considered **minor** to **moderate significance** and **positive**	✔ Criteria to provide open space and parks and to improve pedestrian and cycle infrastructure are included in criteria 11 and 1 of BfL12. It is considered that such provisions will have a **positive** impact of **moderate** significance and will ensure delivery of new transport routes and GI enable.
to improve community safety and reduce crime and fear of crime	-- No significant impacts identified	✔ Criteria to provide public and private spaces that are overlooked and feel safe and to secure good design and management are included in Criteria 11 (public and private spaces). Such provisions will have **minor** to **moderate positive** impact and could help reduce fear of crime.
to improve educational achievement and improve the District's skills base	✔ Existing development arrangements already secure additional funding for the Local Education Authority via Section 106. Impacts are positive and of minor significance.	✔ Criteria 2 of BfL12 encourages developments that are close to, or provide community facilities such as schools and could help supplement existing arrangements to secure additional funding by ensuring schools are well related to new development. Impacts are **positive** and of **minor** to **moderate** significance.
to promote social inclusion and reduce inequalities associated with deprivation across the District	✔ Existing national policy already requires that a mix of accommodation types is sought in new developments. Continuing to seek a mix of development sites will have **minor positive** impact and could help sustain mixed communities.	✔ Criteria to provide a mix of accommodation types and tenures is included in criteria 4 of BfL12. This could help reduce levels of deprivation in many parts of the district by ensuring that development better reflects local need. Such provisions will have **minor** to **moderate positive** impact and could help sustain mixed communities.

To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔	✔✔
	Existing national policy both highlight the need for developments to have regard to accessibility and be local sustainability. As such it is considered under the BUA developments would still need to perform relatively well in terms of this objective. Impacts are considered **positive** and of **minor** magnitude.	Criteria 1 of Buildings for Life encourages developments that are close to, or provide for community facilities such as schools, parks, play areas, shops etc. and requires that new development integrate with surrounding development As such it is considered that BFL will have **positive (moderate)** impact will improve local access to shops and other facilities.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✔	✔✔
	Existing national policy seeks to reduce the reliance on private car and improve local public transport and walking and cycling infrastructure. It is considered that such provisions will have **positive (minor)** impact	BFL seek to ensure that new developments are not car dominated and provide streets which are pedestrian and cycle friendly. Such provisions will have **positive (major)** impact, as it will support existing national and regional policy. .
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--
	No significant impacts identified	No significant impacts identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--
	No significant impacts identified	No significant impacts identified

to enhance the vitality and viability of existing town and village centres	✔ Existing national policy requires that new development is well related to existing town and village centres and others areas of service provision. As such it is considered under the BUA developments would still need to perform relatively well in terms of this objective and would help support existing town and local centres. Impacts are considered **positive** and of **minor** significance.	✔ BfL12 requires new development to be located close to and well served by existing facilities (criteria 2). This could help support local services and community facilities. Impacts are considered to be of **minor** to **moderate positive** significance.
to improve the quality of new development and the existing built environment	✔ Existing policy seeks to secure design appropriate to the wider locality and street scene but does not proactively encourage good design. As such it is considered under the BUA developments would still need to perform relatively well in terms of this objective. Impacts are considered **positive** and of **minor** significance.	✔✔ The purpose of pursuing BFL is to improve the quality of the built environment. Adoption of the BFL standards would contribute significantly to the quality of built design. Building to BFL is considered likely to have a **major positive** impact.
to minimise waste and increase the reuse and recycling of waste materials	XX Existing national policy and legislation require waste to be minimised during construction. This could help secure a limited reduction in waste during construction. However new development would increase waste generation during construction and operation of new sites. Overall impacts are **negative** and of **moderate** to **major** significance.	X Criteria 6 and 12 of BfL12 encourages the facilitation of site and building design which encourages the sustainable use of resources, for example through reducing construction waste and promoting recycling during the operational phase of the development. Building to BFL is would still result in an overall negative impact of considered of **moderate** significance.
to promote sustainable forms of construction and sustainable use of natural resources	✔ There is limited national guidance which requires sustainable design and construction although guidance is constantly emerging. Some improvements in design were considered likely as best practice emerges although perform under the BUA scenario would be **positive** it was considered to be of a **minor** significance.	✔ Design and construction issues form part of the BFL12 Criteria 6 sets out a need to work with site context to deal with overheating. It also promotes developments that have a reduced environmental impact. As such BFL is considered likely to have a **moderate positive** impact.

to reduce water, light, air and noise pollution	XX Existing legislation and policy covers issues such as water air and noise pollution. Nonetheless significant housing and industrial/commercial growth would increase diffuse, noise, air and light pollution compared to current baseline. Impacts would be expected to be **negative** and of **moderate** to **major** significance.	X Criteria 6 of BfL12 builds on existing policy and encourages the adoptions of sustainable urban drainage. BFL does not seem to support reduction in other types of pollution. Overall impacts would be **negative** and of **moderate** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	XX National policy prioritises brownfield land reuse. However there are insufficient brownfield sites in South Derbyshire to accommodate future housing and employment growth which means significant growth is likely to take place on greenfield locations. Impacts would lead to the **permanent** loss of previously undeveloped sites**, negative** and of **major** significance.	XX BFL prioritises brownfield land reuse. However there are insufficient brownfield sites in South Derbyshire to accommodate future housing and employment growth which means significant growth is likely to take place on greenfield locations. Impacts would lead to the **permanent** loss of previously undeveloped sites**, negative** and of **major** significance
To reduce and manage flood risk and surface water runoff	✔ National Policy supports development away from floodplains and using SUDS to reduce floodrisk at the site level. As such existing policy is considered likely to have a **minor positive** impact. Once implement SUDS legislation would be expected to improve performance of this option further in line with option 2.	✔ Criteria 6 of Buildings for Life encourages the adoptions of sustainable urban drainage. Whilst most large developments now include SUDS it was considered that BFL could support the delivery of schemes which mimic natural drainage patterns and support local biodiversity (rather than traditional piped schemes). Impacts are likely to be **positive** and of **minor** to **moderate** significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	X In the absence of detailed renewable or low carbon energy requirements, which are statutory, it was considered that homes would continue to be built to standards that would contribute notably to existing greenhouse gas emissions Impacts are considered **negative** and of **moderate** significance. Impacts would be **temporary** (as energy efficiency of homes (to be delivered through building regulations) will increase up to 2016 when all homes should be operationally carbon neutral.	X Unlike the previous version of BFL, BfL12 no longer requires that new buildings outperform statutory minima related to energy and water efficiency. As such impacts would be comparable with the BaU option.

To protect and enhance the cultural, architectural and archeological heritage of the District	--	✔
	National policy supports the protection of statutory archaeological and architectural sites from damage or impacts arising as a result of new development. **No impacts identified.**	BfL12 encourages development to make use of existing buildings and respect an areas distinctive character including non-statutory heritage features As such BFL would reinforce the impact on the architectural character and could perform better than relying on national guidance alone. Impacts are **positive** and of **minor** to **moderate** significance.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	--	✔
	No significant impacts identified.	BfL12 encourages better connectivity of development site. Whilst this may not directly improve access to heritage features it could have a **minor positive** and **indirect** effect against this objective
to conserve and enhance the District's landscape and townscape character	XX	XX
	National policy supports the protection of the landscape and townscape from damage or impacts arising as a result of new development. Nonetheless the scale of growth likely would lead to a **negative** impact on local landscape and townscape of **major** significance although this could reduce overtime as screening (new planting matures).	BfL12 encourages development to make use of existing buildings and landscape elements and respect an areas distinctive character including landscape and topography. As such a policy to implement BfL12 could help reduce the initial impact of new development. Impacts would be negative and of **moderate** to **major** significance

Reviewed **11 January 2010** by IB, RG, KE, RC, NS. Updated 20 May 2013

Energy Efficiency and Sustainable Construction

Issue 14 –Energy Efficiency and Sustainable Construction Options

Local Plan Approaches:
Low Carbon Option 1: Using Building Regulations (Business as Usual)
- To rely on statutory incremental increase in building regulations requirements for reductions in carbon emissions

Low Carbon Option 2: Set Targets
- Set Targets for Sustainable Construction in advance of statutory building regulations

Low Carbon Option 3: Higher Targets on Specific Sites
- To set higher standards for reductions in carbon emissions on specific identified strategic / exemplar sites

Summary of initial appraisal work:

SA Objective	Option 1	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	--	--	--
	No significant impact Identified	**No significant impact Identified**	**No significant impact Identified**
to provide decent and affordable homes that meet local needs	--	X	X
	No significant impact Identified	Would increase the initial cost of new housing. **Temporary** impact on all sites ahead of implementation of building regulations to deliver more energy efficient homes. Impacts are likely to be **negative**, but of **uncertain** magnitude.	Would increase the initial cost of new housing. **Temporary** impact on all sites ahead of implementation of building regulations to deliver more energy efficient homes. Impacts are likely to be **negative**, but of **uncertain** magnitude.

to improve the health and well-being of the population	✔ Will help support affordable warmth by reducing energy needs and costs in new homes. Impacts would be **positive** of **moderate** significance,	✔✔ Increased energy efficiency standards would improve affordable warmth by reducing energy needs and costs in new homes. Impacts would be **positive** of **moderate** to **major** significance and **temporary** as changes to building regulations require all new homes to be carbon neutral by 2016 and commercial premises by 2019	✔✔ Increased energy efficiency standards would improve affordable warmth across a limited number of sites by reducing energy needs and costs in new homes. Impacts would be **temporary**, **positive** of **moderate** to **major** significance.
to improve community safety and reduce crime and fear of crime	-- **No significant impact identified**	-- **No significant impact identified**	-- **No significant impact identified**
to improve educational achievement and improve the District's skills base	-- **No significant impact identified**	-- **No significant impact identified**	-- **No significant impact identified**
to promote social inclusion and reduce inequalities associated with deprivation across the District	✔ Improved efficiency standards delivered through building regulations should reduce energy and water usage and hence costs in new homes. Impacts would be **positive** and of **moderate** significance	✔ **Temporary** and slightly enhanced **positive** impact of **moderate** significance on all sites ahead of implementation of building regulations to deliver more energy efficient homes.	✔ **Temporary** and slightly enhanced **positive** impact of **moderate** significance on all sites ahead of implementation of building regulations to deliver more energy efficient 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.	?	X	X
	Relying on building regulations changes could allow developers time to adapt to higher energy efficiency standards in homes and may reduce financial burden on developers. However impacts are **uncertain**.	Would reduce contributions for other facilities and infrastructure, impacts would be negative although the significance/magnitude of this impact is **uncertain**.	Would reduce contributions for other facilities and infrastructure, impacts would be negative although the significance/magnitude of this impact is **uncertain**.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	--	--
	No significant impact identified	**No significant impact identified**	**No significant impact identified**
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--
	No significant impact identified	**No significant impact identified**	**No significant impact identified**
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--	--
	No significant impact identified	**No significant impact identified**	**No significant impact identified**

to enhance the vitality and viability of existing town and village centres	--	--	--
	No significant impact identified	**No significant impact identified**	**No significant impact identified**
to improve the quality of new development and the existing built environment	✔	?	?
	This option could also support the delivery of Bfl12 standards on marginally viable site. Impacts would be **positive** and of **minor** significance.	Early provision of low carbon development could improve one aspect of urban design but could frustrate the delivery of other design elements (see issue 14) where it renders sites unviable. Impacts are **uncertain**.	Early provision of low carbon development could improve one aspect of urban design but could frustrate the delivery of other design elements (see issue 14) where it renders sites unviable. Impacts are **uncertain**.
to minimise waste and increase the reuse and recycling of waste materials	--	--	--
	No significant impact identified	**No significant impact identified**	**No significant impact identified**
to promote sustainable forms of construction and sustainable use of natural resources	✔	✔✔	✔✔
	Relying on building regulations will lead to a long term improvement in the sustainability of new homes. However benefits will take longer to come forward. Impact are likely to be **positive** and of **moderate** significance over the plan period.	Sustainable construction will help improve the usability, durability and efficiency of new homes. Impacts will be **positive** and of **moderate** to **major** significance and temporary as national policy is likely to catch up over the plan lifetime.	Sustainable construction will help improve the usability, durability and efficiency of new homes. Impacts will be **positive** and of **moderate** to **major** significance and temporary as national policy is likely to catch up over the plan lifetime.

to reduce water, light, air and noise pollution	✔	✔	✔
	Existing tightening of water usage standards in new homes and SUDS legislation could help reduce levels of water pollution. No other climate related impacts identified. Impacts would be **positive** and of **moderate** significance over the plan period	This option would be expected to perform as option 1.	This option would be expected to perform as option 1.
to minimise the irreversible loss of undeveloped (greenfield) land	?	?	?
	Existing housing standards allows high-density developments. However it is unclear whether building regulation changes would lead to a reduction in density of developments due to technical issues. Impact is considered **uncertain**	Sustainable construction could lead to a reduction in development density if passive solar gain and solar and photovoltaic panels are used to deliver improved efficiency. Impact is **uncertain** as design solutions to allow high density development may be available.	Sustainable construction could lead to a reduction in development density if passive solar gain and solar and photovoltaic panels are used to deliver improved efficiency. Impact is **uncertain** as design solutions to allow high density development may be available.
To reduce and manage flood risk and surface water runoff	✔	✔	✔
	The introduction of SUDS legislation could help reduce the likelihood of surface water flooding on new development sites. Impacts would be **positive** and of **moderate** significance.	Incorporation of green roofs, rainwater harvesting and sustainable drainage could secure a **temporary** improvement of water retention on site ahead of any future tightening of building regulations and introduction of SUDS legislation. Impacts would be **positive** and of **moderate** significance.	Incorporation of green roofs, rainwater harvesting and sustainable drainage could secure a **temporary** improvement of water retention on site ahead of any future tightening of building regulations and introduction of SUDS legislation. Impacts would be **positive** and of **moderate** significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	✔	✔✔	✔✔
	Adoption of energy efficient design and sustainable construction help reduce GHG emissions from new homes. Impacts would be **positive** and **minor** to **moderate** significance	Adoption of energy efficient design and sustainable construction will significantly reduce GHG emissions from new homes. Impacts would be similar to option 1, although could be deliver around two years earlier if the plan is adopted in 2014. Impacts would be **positive** and **moderate** to **major** significance	Adoption of energy efficient design and sustainable construction will significantly reduce GHG emissions from new homes. Impacts would be similar to option 1, although could be deliver around two years earlier if the plan is adopted in 2014. Impacts would be **positive** and **moderate** to **major** significance

To protect and enhance the cultural, architectural and archeological heritage of the District	?	?	?
	It is unclear whether increased energy efficiency standards required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are **uncertain**	It is unclear whether increased energy efficiency standards required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are **uncertain**	It is unclear whether increased energy efficiency standards required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are **uncertain**
To improve access to the cultural heritage of the District for enjoyment and educational purposes	--	--	--
	No significant impact identified	**No significant impact identified**	**No significant impact identified**
to conserve and enhance the District's landscape and townscape character	X	X	X
	Increased energy efficiency requirements for new buildings could alter local townscape character or could push developers towards. Impacts are likely to be **negative** and of **minor** to **moderate** significance	Increased energy efficiency requirements for new buildings could alter local townscape character or could push developers towards integrating new renewable energy infrastructure into new development (for example through allowable solutions). Impacts are likely to be **negative** and of **minor** to **moderate** significance	Increased energy efficiency requirements for new buildings could alter local townscape character or could push developers towards integrating new renewable energy infrastructure into new development (for example through allowable solutions). Impacts are likely to be **negative** and of **minor** to **moderate** significance

Reviewed **17 February 2010** by IB, RG, KE, RC, NS. Typed up 19 February 2010, Amended 21 May 2013, 31 July 2013 May 2016.

Water and Flood Risk

Issue 16 – Water and Flood Risk

Local Plan Approaches:
Flood Risk Option 1: No Development in the Flood Plain

Flood Risk Option 2 Special Exceptions Policy (Business As Usual)

Summary of initial appraisal work:

SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	**?** Total restriction of new development in the flood plain may restrict proposals which could deliver improvements in habitat, or support habitat creation, although it could also protect existing habitats located in areas of flood risk. Significance and direction of impact is **uncertain**.	**?** Appropriate new development within the floodplain could help secure habitat creation, but could also lead to habitat losses. Significance and direction of impact is **uncertain**.
to provide decent and affordable homes that meet local needs	**X** Restrictions on new development within areas at flood risk could act as a constraint on new housing and employment provision. Impacts could be **long term** and **negative** lasting the duration of the plan and would be more significant in those communities which are wholly located in areas of flood risk.	**✔** Allowing housing in the floodplain in special circumstances could allow for new housing provision in all communities in South Derbyshire where there is an identified local need, including in those communities where flood risk exists at the settlement level. Given the relatively small number of settlements which are wholly at flood risk impacts would be minor, lasting the duration of the Plan (**long term**).

to improve the health and well-being of the population	✔	✘
	Developing away from areas which flood could ensure that no additional people or properties are affected by known flood risk. Impacts would be **positive** and of minor significance.	Development in areas of flood risk could increase the number of people living or working in areas that could flood. This could have a **minor negative** impact on the safety of local residents in a limited number of areas within South Derbyshire.
to improve community safety and reduce crime and fear of crime	✔	✘
	Developing away from areas which flood could ensure that no additional people or properties are affected by known flood risk. Impacts would be **positive** and of **minor** significance.	Development in areas of flood risk could increase the number of people living or working in areas that could flood. This could have a **minor negative** impact on the safety of local residents in a limited number of areas within South Derbyshire.
to improve educational achievement and improve the District's skills base	--	--
	No significant impacts identified	**No significant impacts identified**
to promote social inclusion and reduce inequalities associated with deprivation across the District	--	--
	No significant impacts identified	**No significant impacts 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.	✗ May restrict the provision of new services and facilities in settlements at flood risk, which may impact on settlement viability. Impacts would be for the duration of the plan (**long term**). Impacts would be **negative** and of **minor** significance and would affect those areas located in identified flood risk areas.	✔ Provision of new development could help support existing community facilities and secure funding for additional or enhanced facilities locally. Impacts would be **positive** and of **minor** significance affecting those communities which are identified as being at floodrisk.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	-- **No significant impacts identified**	-- **No significant impacts identified**
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	-- **No significant impacts identified**	-- **No significant impacts identified**
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✗ May restrict new economic development and business expansion in settlements at flood risk Impacts would **negative** and of **minor** to **moderate** significance and felt most significantly in those communities wholly located in areas of flood risk such as Hatton and Shardlow.	✔ A more flexible approach to accommodate some appropriate forms of development in areas at floodrisk could have a **minor** to **moderate positive** impact in respect of this objective.

to enhance the vitality and viability of existing town and village centres and	✗	✔
	May restrict new development in settlements at flood risk which may impact on settlement viability by restricting new growth and associated provision of services. Impacts **negative** and of **minor** to **moderate** significance. Impacts would vary spatially with those communities located wholly within identified flood zones most affected	Provision of new development could help support existing local economies and secure funding for additional or enhanced facilities or services locally. Impacts would be **positive** and of **minor** significance.
to improve the quality of new development and the existing built environment	✗	✔
	This option may restrict the reuse of derelict unused site which could have a **minor negative** impact on the townscape of villages or other urban areas	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites, or disused buildings can be bought back into reuse and do not blight local townscape character. Impacts would be **positive** and of **minor** significance.
to minimise waste and increase the reuse and recycling of waste materials	--	--
	No significant impacts identified	**No significant impacts identified**
to promote sustainable forms of construction and sustainable use of natural resources	--	--
	No significant impacts identified	**No significant impacts identified**

to reduce water, light, air and noise pollution	--	--
	No significant impacts identified	**No significant impacts identified**
to minimise the irreversible loss of undeveloped (greenfield) land	✗	✔
	Presumption against reusing Previously Developed Land located in areas at flood risk would give rise to a **minor negative** impact.	This option would allow for the reuse of brownfield sites at flood risk reducing the need for greenfield land elsewhere. Given the relatively limited amount of previously developed land at flood risk within the District it is considered that this options would give rise to a **minor positive** impact.
To reduce and manage flood risk and surface water runoff	✔	✗
	This option would ensure that no new development is located in areas at flood risk including on previously developed sites. Impacts against this objective would be **positive** and of **minor** significance.	This option may allow limited new development in areas at flood risk (or future flood risk) where special justification exists. As such this policy could lead to an overall increase in the number of homes and businesses at risk of flooding. Impacts would be negative and of minor significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	✔	✗
	This option would ensure that no new development is located in areas likely to be at flood risk in the future due to climate change.	This policy would allow limited new development in areas at floodrisk and could therefore lead to additional homes being affected as a result of changes to flood zones cuased by climate change. Impacts would be **negative** and of **minor** significance

To protect and enhance the cultural, architectural and archeological heritage of the District	--	--
	No significant impact identified	No significant impact identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes	--	--
	No significant impact identified	No significant impact identified
to conserve and enhance the District's landscape and townscape character	X	✔
	A blanket presumption against development in the floodplain could stymie future development in some villages within the development, or other locations of identified landscape or townscape value. Impact would be **negative** and of **minor** significance.	Allowing limited new development in areas at flood risk where special circumstances justify it could ensure that derelict or run down or underused sites can be regenerated or improved having regard to local context. Impacts would be positive and of **minor** to **moderate** significance.

Reviewed **17 February 2010** by IB, RG, KE, RC, NS. Typed up 17 February 2010, updated 31 Jul 2013.

Water Supply

Issue 17 – Water Supply

Local Plan Approaches:
Water Supply Option 1: Maintain Current Building Regulations Standards

Water Supply Option 2: Higher Standards: Specification of High Environmental Standards Relating to Water Supply

Summary of initial appraisal work:

SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	**X** The BAU scenario would result in increased water usage and in turn increased effluent discharges to rivers and other watercourses. This could have a negative impact on the condition of local watercourses and could in the most sensitive catchments impact on the ability of rivers and brooks to support local biodiversity. Additional growth would have a **negative** impact of **moderate** significance.	**X** Water reduction (supported through planning policy) could enable water companies to reduce abstractions in sensitive catchments, without putting further pressure or less sensitive supplies; it could also support summer flow levels in many local rivers. However growth would still result in significant increases in point source pollution in some catchments although at a slower pace than option 1. Overall impacts **negative** and of **minor** to **moderate** significance.
to provide decent and affordable homes that meet local needs	**--** **No significant impacts identified**	**--** **No significant impacts identified**

to improve the health and well-being of the population	--	--
	No significant impacts identified	**No significant impacts identified**
to improve community safety and reduce crime and fear of crime	--	--
	No significant impacts identified	**No significant impacts identified**
to improve educational achievement and improve the District's skills base	--	--
	No significant impacts identified	**No significant impacts identified**
to promote social inclusion and reduce inequalities associated with deprivation across the District	✔	✔
	Reduced water consumption would be delivered through recent building regulations changes. This could help reduce costs for all parts of the community. Impacts are considered to be **minor** (as building regulations will already see measures to reduce water consumption to 125 l/p/d regulated usage significantly lower than average consumption (143l/p/d) at present.	Further reduced water consumption to 105 l/p/d could help reduce water supply and disposal costs for residents moving to new homes. Impacts are considered to be **minor** to **moderate significance.**

To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	--
	No significant impacts identified	**No significant impacts identified**
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✔	✔
	Reduction in water usage could help reduce waste water flows in to treatment works within or around the District. This could allow existing headroom at treatment works to accommodate greater levels of growth before further infrastructure investment is required. Impacts are considered to be **minor** and **temporary** as new treatment works capacity would still be required due to the number of new homes proposed.	Reduction in water usage could help reduce waste water flows in to treatment works within or around the District. This could allow existing headroom at treatment works to accommodate greater levels of growth before further infrastructure investment is required. Impacts are considered to be **minor** to **moderate** in magnitude and **temporary** as new treatment works capacity is still likely to be required due to the number of new homes proposed.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--
	No significant impacts identified	**No significant impacts identified**
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--
	No significant impacts identified	**No significant impacts identified**

to enhance the vitality and viability of existing town and village centres and	--	--
	No significant impacts identified	**No significant impacts identified**
to improve the quality of new development and the existing built environment	✔	✔
	Improvements to water efficiency will allow homes to adequately meet the needs of occupiers, at lower financial and environmental cost. Impacts would be positive and of minor significance.	Improvements to water efficiency will allow homes to adequately meet the needs of occupiers, at lower financial and environmental cost. Impacts would be **positive and of minor significance**.
to minimise waste and increase the reuse and recycling of waste materials	✘	✘
	Improvements in water efficiency in new homes will help slow overall demand for potable water supplies, although overall some growth in demand is expected given the scale of growth proposed. This will help slow increases in energy use for treating and transporting water. Impacts would be **negative** and of **moderate** significance.	Enhanced improvements in water efficiency in new homes will help slow overall demand for potable water supplies, although overall some growth in demand is expected given the scale of growth proposed. Measures will help slow increases in energy use for treating and transporting water. Impacts would be **negative** of **moderate** significance.
to promote sustainable forms of construction and sustainable use of natural resources	✔	✔
	Improvements in water efficiency will contribute to significantly reducing water demand for potable water from households and businesses. Impacts would be **positive and of minor significance**.	Improvements in water efficiency will contribute to significantly reducing water demand for potable water from households and businesses. Impacts would be **positive and of minor significance**.

to reduce water, light, air and noise pollution	XX Even where per household water usage falls (as a result of Building regulation requirements) the scale of development growth could exacerbate water quality issues in many of the district's rivers which are failing to meet WFD or Habitats Directive objectives or targets. Impacts would be **negative** impact of **moderate** to **major** significance.	X Increased water usage due to large scale growth would be partly mitigated by the adoption of stricter water usage standards in new development. This would help slow down the rate of additional discharges (which would include nutrient and other pollutants) to local watercourses. Impacts would be **negative** and of **moderate** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	-- **No significant impacts identified**	-- **No significant impacts identified**
To reduce and manage flood risk and surface water runoff	-- **No significant impacts identified**	✔ Water efficiency measures such as rainwater collection can help attenuate water and make a slight or **minor** contribution towards reducing flood risk.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	✔ Improvements to water efficiency in new building (demand management) will allow water companies to meet future water demand in the future (even taking into water losses associated with climate change. Impacts would be **positive** and of **minor** significance.	✔ Enhanced improvements to water efficiency in new building (demand management) will allow water companies to meet future water demand in the future (even taking into water losses associated with climate change. Impacts would be **positive** and of **minor** significance.

To protect and enhance the cultural, architectural and archeological heritage of the District	--	--
	No significant impacts identified	**No significant impacts identified**
To improve access to the cultural heritage of the District for enjoyment and educational purposes	--	--
	No significant impacts identified	**No significant impacts identified**
to conserve and enhance the District's landscape and townscape character	--	--
	No significant impacts identified	**No significant impacts identified**

Reviewed **4 February 2010** by IB, RG, KE, RC, NS. Typed up 5 February 2010, Updated 22 May 2013, 5 August 2013

Surface Water

Issue 18 – Waste and Surface Water

Local Plan Approaches:
Surface Water Option 1: Business as Usual
Seek sustainable urban drainage systems wherever practicable in accordance with the National policy (BUA)

Surface Water Option 2: Higher Standards:
Specification of high environmental standards relating to surface water management

Summary of initial appraisal work:

SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✔	✔
	New development would increase surface water generation and foul water generation and could contribute towards diffuse and point source pollution in the districts rivers. The provision of SUDS in accordance with best practice could also improve biodiversity on site. Impacts would be **positive** and of **minor** to **moderate** significance.	New development would increase surface water generation and foul water generation and could contribute towards diffuse and point source pollution in the districts rivers. The provision of SUDS, which policy would require to mimic natural systems could improve biodiversity on site and would apply to all sites rather than just the largest developments. Impacts would be **positive** and of **minor** to **moderate** significance.
to provide decent and affordable homes that meet local needs	--	✘
	No significant impact identified	The cost of developing complex SUDs systems beyond requirements set out in national policy and guidance and the cost of managing these could reduce developer contributions available to deliver affordable housing. The extent of any impact is **uncertain** but the direction of impact is likely to be **negative**.

to improve the health and well-being of the population	--	--
	No significant impact identified	**No significant impact identified**
to improve community safety and reduce crime and fear of crime	--	--
	No significant impact identified	**No significant impact identified**
to improve educational achievement and improve the District's skills base	--	--
	No significant impact identified	**No significant impact identified**
to promote social inclusion and reduce inequalities associated with deprivation across the District	--	--
	No significant impact identified	**No significant impact 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.	--	✗
	No significant impact identified	The costs of developing more complex systems for SUDs and their long term management could reduce contributions towards open space, other green infrastructure (although SUDS schemes could form part of such provision), schools and health facilities design of schemes could also add barriers to access on a site basis. Impact is considered. Impacts are **negative** and of **minor** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✔✔	✔✔
	Use of SUDs in accordance with national requirements could reduce wastewater flows to treatment works as water could in many cases be treated or stored on site and released directly in to local watercourses or the ground. Impacts are considered to be of **moderate** to **major significance** and **positive**	Use of SUDS which mimic natural drainage patterns could reduce wastewater flows to treatment works as water could in many cases be treated or stored by on site and releases directly in to local watercourses. Impacts are considered to be of **moderate** to **major significance** and **positive**
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--
	No significant impact identified	**No significant impact identified**
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--
	No significant impact identified	**No significant impact identified**

to enhance the vitality and viability of existing town and village centres and	--	--
	No significant impact identified	**No significant impact identified**
to improve the quality of new development and the existing built environment	✔	✔
	National requirements for dealing with surface water will help improve the quality of the built environment through providing opportunities to integrate GI and biodiversity gain into new development although there remains **uncertainty** about when requirements will be implemented. Post implementation Impacts are considered and **positive** of **minor** to **moderate** significance.	Higher standards for dealing with surface water will help improve the quality of the built environment through providing opportunities to integrate GI and biodiversity gain into new development. Impacts are considered and **positive** of **minor** to **moderate** significance.
to minimise waste and increase the reuse and recycling of waste materials	?	✔
	It is unclear whether national policy and guidance will promote rainwater harvesting of grey water recycling once implemented. Impacts are uncertain	Development of SUDS could include attenuation of water for use in new developments or could include provisions for grey water recycling or rainwater harvesting. **Minor positive** impacts, could be secured through higher standards in respect of waste and surface water.
to promote sustainable forms of construction and sustainable use of natural resources	✔	✔✔
	Existing piped SUDS schemes will help treat water at source and as such a continuation of this policy would contribute towards the delivery of relatively sustainable construction. Impacts are of **moderate** significance and **positive**	Higher standards for dealing with waste water through SUDs could ensure that water is treated by natural means and held on site and released at greenfield rates or lower to the benefit of the local water environment. It could also support grey water recycling of rainwater harvesting. Impacts would be of **positive** and of **moderate** to **major** significance.

to reduce water, light, air and noise pollution	✗	--
	The provision of SUDS on larger sites would largely mitigate the impacts of surface water pollution by allow the onsite treatment of water. However some impacts would still be expected on smaller sites. Impacts would be **negative** and of **minor** significance.	The provision of SUDS which mimic natural drainage patterns across all sites would largely mitigate the impacts of surface water pollution by allowing the onsite treatment of water across new sites. **No significant impacts** likely.
to minimise the irreversible loss of undeveloped (greenfield) land	✗	✗
	Provision of traditional SUDS schemes in new developments could increase greenfield land take and lead to lower density development. Impacts would be **negative** and of **minor** significance.	Provision of SUDs schemes which mimic natural drainage patterns in new developments could increase greenfield land take. Impacts are considered **minor** as SUDS scheme could contribute to informal open space requirements. Impacts would be **negative** and of **minor** significance.
To reduce and manage flood risk and surface water runoff	✔	✔✔
	Attenuation of water on site, or infiltration into the ground with limited or gradual release into local water courses could significantly reduce flood risk within and around a new development site. Impacts are likely to be **positive** and **moderate** significance.	Attenuation of water on site, or infiltration into the ground with limited or gradual release into local water courses could significantly reduce flood risk within and around a new development site. Impacts are likely to be **positive** and **moderate** to **major** significance
to reduce and manage the impacts of climate change and the District's contribution towards the causes	✔	✔
	Reduction or control of surface water flows into local water courses could help reduce future flood risk. Impacts are considered **positive** and of **minor** significance.	Reduction or control of surface water flows into local water courses could help reduce future flood levels (based on climate change forecasts). Infiltration of surface water could also help recharge groundwater levels. Impacts are considered **positive** and of **minor** to **moderate** significance.

To protect and enhance the cultural, architectural and archeological heritage of the District	--	--
	No significant impact identified	**No significant impact identified**
To improve access to the cultural heritage of the District for enjoyment and educational purposes	--	--
	No significant impact identified	**No significant impact identified**
to conserve and enhance the District's landscape and townscape character	--	--
	No significant impact identified	**No significant impact identified**

Reviewed **4 February 2010** by IB, RG, KE, RC, NS. Typed up 4 February 2010, Updated 5 August 2013.

Affordable Housing

Issue 19 – Affordable Housing

Local Plan Approaches:
Affordable Housing Option 1: Lower Threshold
- Increase provision of affordable dwellings by setting a lower threshold

Affordable Housing Option 2: Increased Requirement
- Increase the provision of affordable housing required on sites which exceed the qualifying site size threshold.

Affordable Housing Option 3: Allocate Sites
- Allocate sites solely for affordable housing to meet specific local needs

Summary of initial appraisal work:

SA Objective	Business As Usual	Option 1	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	--	--	--	--
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	**No Significant Impacts Identified**
to provide decent and affordable homes that meet local needs	✔	✔✔	✔✔	✔✔
	Major applications deliver some affordable housing and have historically made limited contributions towards affordable housing provision Contributions have typically been secured on site of more than 15 dwellings and contributions negotiated on a case by case basis. Contributions make a limited contribution to affordable housing supply. Impacts are **positive** and of **minor** significance.	By lowering the threshold at which affordable homes will be required it increased provision could be secured. Impacts would be **positive** and of **major** significance.	By increasing the proportion of new homes, which must be affordable greater numbers of affordable homes, can be secured within proposed development sites. Impacts would be **positive** and of **major** significance	Allocating sites for solely for affordable homes would allow homes to be provided where there is an identified local need where they would not ordinarily be permitted. Impacts would be of **moderate** to **major** significance and **positive**.

to improve the health and well-being of the population	✔	✔✔	✔✔	✔
	The provision of affordable in line with recent delivery rates would make a **minor positive** contribution to the health and well being of the District's population by increasing the overall supply of affordable homes, albeit at a rate below identified requirements	The provision of greater number of additional affordable housing will allow a greater proportion of the households and waiting lists to access good quality housing. Impacts are considered to be **positive** and of **moderate** to **major** significance.	The provision of greater numbers affordable housing per site will allow more residents to access good quality housing. Impacts are considered to be **positive** and of **moderate** to **major** significance.	Allocating sites for affordable homes would allow homes to be provided where there is an identified local need. Impacts would be **positive** and of **moderate** significance.
to improve community safety and reduce crime and fear of crime	--	--	--	--
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	**No Significant Impacts Identified**
to improve educational achievement and improve the District's skills base	--	--	--	--
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	**No Significant Impacts Identified**
to promote social inclusion and reduce inequalities associated with deprivation across the District	✔	✔✔	✔✔	✔✔
	The provision of existing levels of affordable homes would make a **minor positive** contribution towards reducing inequalities through increasing access to low cost housing.	The provision of additional affordable housing by reducing thresholds will bring forward a greater number of homes to meet identified local need. Impacts are considered to be **positive** and of **moderate** to **major** significance.	The provision of additional affordable housing on each site will allow a greater proportion of the community to access good quality housing. Impacts are considered to be **positive** and of **moderate** to **major** significance.	Allocating sites for affordable homes would allow homes to be provided where there is an identified local need for low cost homes. Impacts would be positive and of **moderate** to **major** and **long term**.

To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	--	--	✔
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	The allocation of sites for affordable homes could allow the Authority opportunity to secure homes in locations best served by public transport and well related to key local services. Impacts **positive** and of moderate significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	--	--	?
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	The allocation of sites for affordable homes could ensure new developments are located where there is existing infrastructure capacity to accommodate new homes. However, in rural locations, where there is a housing need this may lead to increases in the need to travel. Impacts are **uncertain**
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--	--
	Even based on existing 'low' levels of affordable housing requirements some housing sites may be unviable in the current economic climate. This could depress housing delivery which would have a knock on impact on the construction sector as well as some other parts of the local economy. However, this issue could be overcome by the phasing of sites and by ensuring sufficient reserve sites are accommodated with the Plan	Increased affordable housing requirements could have a negative impact on the viability of some developments in current market conditions. However it is considered that the need to provide more homes would have a negligible or insignificant impact during normal market conditions which are likely to return within the Plan period. Short term impacts could be overcome by the phasing of sites and by ensuring sufficient reserve sites are accommodated with the Plan	Increased affordable housing requirements could have a negative impact on the viability of some developments in current market conditions. However it is considered that the need to provide more homes would have a negligible or insignificant impact during normal market conditions which are likely to return within the Plan period. Short term impacts could be overcome by the phasing of sites and by ensuring sufficient reserve sites are accommodated with the Plan	**No Significant Impacts Identified**
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--	--	✔
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	The allocation of new sites could ensure homes are well related to employment uses ensuring that businesses have access to the local labour force. Small scale housing in rural locations could also support nearby shops and services. Impacts would be **minor** and **positive**.

to enhance the vitality and viability of existing town and village centres	--	--	--	✔
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	The allocation of new sites could ensure homes are well related to existing community services and could help improve the viability of such facilities. Impacts would be **minor** and **positive**.
to improve the quality of new development and the existing built environment	--	?	?	✔
	No Significant Impacts Identified	Increasing the requirement for affordable homes could ensure that new developments better reflect local need. However onerous affordable housing requirements could reduce viability of schemes which may affect the quality of design of urban spaces. Impacts are **uncertain**	Increasing the requirement for affordable homes could ensure that new developments better reflect local need. However onerous affordable housing requirements could reduce viability of schemes which may affect the quality of design of urban spaces. Impacts are **uncertain**	Allocation of sites could provide the Authority opportunity to masterplan the site or set out detailed urban design requirements and or target new development to locations in need of regeneration. Impacts are considered of **minor** to **moderate** significance and **positive**
to minimise waste and increase the reuse and recycling of waste materials	--	--	--	--
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	**No Significant Impacts Identified**
to promote sustainable forms of construction and sustainable use of natural resources	--	--	--	--
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	**No Significant Impacts Identified**

to reduce water, light, air and noise pollution	--	--	--	--
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	**No Significant Impacts Identified**
to minimise the irreversible loss of undeveloped (greenfield) land	--	**X**	--	X
	No Significant Impacts Identified	Setting a lower threshold could stymie the redevelopment of smaller previously developed sites which tend to make up windfall sites. Impacts would be **negative** and of **moderate** significance.	**No Significant Impacts Identified**	The specific allocation of affordable housing or exception sites is likely to lead to the loss of Greenfield sites around existing rural settlements. Impacts would be **permanent,** of **minor** significance (as only a small number most schemes would be considered likely) and **negative**
To reduce and manage flood risk and surface water runoff	--	--	--	--
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	**No Significant Impacts Identified**
to reduce and manage the impacts of climate change and the District's contribution towards the causes	--	--	--	--
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	**No Significant Impacts Identified**

To protect and enhance the cultural, architectural and archeological heritage of the District	--	--	--	--
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	The provision of specific allocations for affordable homes could have a negative impact on heritage assets such as listed buildings or conservation areas although impacts would be dependent on location. **Uncertain Impacts identified**
To improve access to the cultural heritage of the District for enjoyment and educational purposes	--	--	--	--
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	**No Significant Impacts Identified**
to conserve and enhance the District's landscape and townscape character	--	--	--	X
	No Significant Impacts Identified	**No Significant Impacts Identified**	**No Significant Impacts Identified**	The provision of specific allocations for affordable homes, especially on Greenfield sites could have a negative impact on local landscape or townscape around the district's villages Impacts are likely to be **permanent,** and **negative**, although the significance of impacts would be dependent on the location of sites, their scale and number.

Reviewed **11 January 2010** by IB, RG, KE, RC, NS. Typed up 31 March 2010, updated 23 May 2013, 6 August 2013.

Housing Densities, Mix and 'Town Cramming'

Issue 20 – Housing Densities, Mix and 'Town Cramming'

Local Plan Approaches:
Housing Density and Mix Option 1: Standard Minimum Density
- Adopt an approach of requiring national minimum densities to be achieved together with an appropriate mix of dwellings

Housing Density and Mix Option 2: Area Based Approach
- Apply appropriate approaches to housing design, type and density in different parts of the District.

Summary of initial appraisal work:

SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	--	--
	No significant impact identified	**No significant impact identified**
to provide decent and affordable homes that meet local needs	--	✔
	No significant impact identified	The application of locally derived housing requirements which require development to have regard to evidence set out in the Strategic Housing Market Assessment in respect of type and mix could help to provide more locally appropriate housing types. Impacts are considered to be **positive** and of **moderate** significance.

to improve the health and well-being of the population	--	✔
	No significant impact identified	This approach could allow the delivery of more flexible housing schemes. For example the provision of new bungalows or lifetime homes which may need to be built at a significantly lower densities than a general specified density. Impacts are considered to be **minor** to **moderate** significance and **positive**.
to improve community safety and reduce crime and fear of crime	--	--
	No significant impact identified	**No significant impact identified**
to improve educational achievement and improve the District's skills base	--	--
	No significant impact identified	**No significant impact identified**
to promote social inclusion and reduce inequalities associated with deprivation across the District	--	--
	No significant impact identified	**No significant impact 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.	**--**	**?**
	No significant impact identified	Dispersed development on a significant scale could have potential to undermine efforts for reducing the need to travel although this would dependent on the scale of growth, and the overall density of new developments. Impacts are **uncertain**.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	**--**	**?**
	No significant impact identified	Dispersed development on a significant scale could have potential to undermine efforts for reducing the need to travel although this would dependent on the scale of growth, and the overall density of new developments. Impacts are **uncertain**.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	**--**	**--**
	No significant impact identified	**No significant impact identified**
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	**--**	**--**
	No significant impact identified	**No significant impact identified**

to enhance the vitality and viability of existing town and village centres and	--	--
	No significant impact identified	**No significant impact identified**
to improve the quality of new development and the existing built environment	?	✔✔
	Impacts are **uncertain** and would depend on the standardised density set out in any policy	This option would allow developments to be better designed and implemented to reflect the density and mix of the area in which they are located. Impacts are considered to be **positive** and of **moderate** to **major** significance.
to minimise waste and increase the reuse and recycling of waste materials	--	--
	No significant impact identified	**No significant impact identified**
to promote sustainable forms of construction and sustainable use of natural resources	--	?
	No significant impact identified	Less dense development patterns could provide beneficial impacts by allowing sustainable designs such as solar gain, or orientation of homes to reduce energy usage. However it could also lead to the inefficient use of greenfield land. Impacts are **uncertain.**

to reduce water, light, air and noise pollution	✓	✓
	A standardised density approach may make onsite treatment of surface water less likely and may reduce the likelihood of securing SUDS which reflect natural drainage patterns and discharge to ground. As a result discharge may be direct to nearby watercourses However such systems should still offer some potential to reduce urban diffuse pollution. Impacts are **positive** and of **minor** significance.	An area based density approach may improve the likelihood of surface water treatment on site by providing sufficient land to allow less engineered schemes which mimic natural drainage. Impacts are **positive** and of **moderate** significance
to minimise the irreversible loss of undeveloped (greenfield) land	**?**	**X**
	Impacts are **uncertain** and would depend on the standardised density set out in any policy.	A more flexible approach to building mix and density could lead to lower density development. This could trigger the need for additional greenfield releases to meet the districts full housing requirement. Impacts would be **negative** although the magnitude of impacts is **uncertain** and would be dependent on the overall densities of new developments.
To reduce and manage flood risk and surface water runoff	✓	✓
	A standardised density approach may make onsite treatment of SUDS less likely (although schemes will need to serve development following implementation of Schedule 3 of the Flood and Water Management Act). Impacts are likely to be positive and of **minor** to **moderate** significance.	A more flexible approach to design density standards could allow developers to include more effective, multifunction SUDS schemes, and reduce the likelihood of engineered schemes being included within new developments. Impacts are **positive** and of **moderate** significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	**?**	**?**
	Impacts are **uncertain** and would depend on the standardised density set out in any policy	Less dense development patterns could provide beneficial impacts by allowing sustainable designs such as solar gain and the incorporation of green spaces and sustainable drainage systems on site, but it could also lead to dispersed development patterns which may make serving developments via public transport or may deter residents from walking or cycling. Impacts are **uncertain.**

To protect and enhance the cultural, architectural and archeological heritage of the District	?	✔
	Impacts are **uncertain** and would depend on the standardised density set out in any policy.	A more flexible approach to development could allow for low-density developments around areas of heritage importance such as listed buildings or conservation areas and could allow designs to reflect the historic character of surrounding areas Impacts are considered **positive** and of **minor** to **moderate** significance
To improve access to the cultural heritage of the District for enjoyment and educational purposes	--	--
	No significant impact identified	**No significant impact identified**
to conserve and enhance the District's landscape and townscape character	?	✔✔
	Impacts are **uncertain** and would depend on the standardised density set out in any policy.	A more flexible approach to development, which could allow developers to design softer transitional areas between the urban edge and countryside and could assist in integrating new development into the wider urban area by reflecting the existing urban vernacular. Impacts are considered to, **positive** and **of moderate** to **major** significance.

Reviewed **11 January 2010** by IB, RG, KE, RC, NS. Typed up 31 March 2010, updated 23 May 2013, 8 August 2013

Special Areas of Housing Need

Issue 21 – Special Areas of Housing Need

Local Plan Approaches:
Lifetime Homes Option 1: Using Building Regulations (business as Usual)
- To rely on statutory incremental increase in building regulations requirements for the provision of lifetime homes

Lifetime Homes Option 2: Set Targets
- Set targets for lifetime homes provision in advance of statutory building regulations

Lifetime Homes Option 3: Higher Targets on Specific Sites
- to set higher targets for lifetime homes on specific identified strategic / exemplar sites

Summary of initial appraisal work:

SA Objective	Option 1	Option 2	Option 3
	--	--	--
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	**No significant impacts identified.**	**No significant impacts identified.**	**No significant impacts identified.**

to provide decent and affordable homes that meet local needs	?	✔✔	✔✔
	Relying on building regulations could over time deliver some of elements of lifetime homes, Although it is unclear over what timeframe, or to what extent building regulations would come into force. Impacts are **uncertain**.	Setting targets in respect of lifetime homes would improve the quality of homes and their ability to meet the needs of the local community. Impacts would be of **major** significance and **positive**.	Setting targets in respect of lifetime homes would improve the quality of homes and their ability to meet the needs of the local community. Impacts would be of **moderate** to **major** significance and **positive**.
to improve the health and well-being of the population	?	✔✔	✔✔
	Building regulations could overtime make new homes more adaptable to changing needs, although it is unclear if or when such changes could occur. Impacts are **uncertain**.	Setting targets in respect of lifetime homes would improve the quality and versatility of new homes and their ability to meet the needs of the local community at all stages of their life. . Impacts would be of **major** significance and **positive**.	Setting targets in respect of lifetime homes would improve the quality and versatility of new homes and their ability to meet the needs of the local community at all stages of their life. Impacts would be of **moderate** to **major** significance and **positive**
to improve community safety and reduce crime and fear of crime	?	✔	✔
	It is unclear whether changes to building regulations in the future could have a demonstrable impact against this objective. Impacts are **uncertain.**	Introducing lifetime homes target ahead of national standards coming into force could improve community safety (i.e. though need for illumination, or in provision of safe access to properties which are wheel chair friendly). Impacts would be **minor** to **moderate** significance and **positive**.	Introducing lifetime homes target ahead of national standards coming into force could improve community safety (i.e. though need for illumination, or in provision of safe access to properties which are wheel chair friendly). Impacts would be **minor** significance and **positive**.
to improve educational achievement and improve the District's skills base	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**

to promote social inclusion and reduce inequalities associated with deprivation across the District	?	✔	✔
	It is **uncertain** whether changes to building regulation could reduce inequalities associated with housing deprivation.	Introduction of lifetime homes ahead of national standards could help facilitate social inclusion and reduce deprivation associated with poor quality housing. Impacts would be of **minor** significance and **positive.**	Introduction of lifetime homes ahead of national standards could help facilitate social inclusion and reduce deprivation associated with poor quality housing. Impacts would be of **minor** significance and **positive.**
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔	X	X
	Less onerous design standards could improve site viability and could in some cases allow developers to provide better quality community facilities, open space and sports provision on new sites. Impacts would **minor** and **positive**	Introduction of lifetime homes ahead of building regulations standards could increase the cost of developments, which could jeopardise the delivery of local facilities and services associated with development (i.e. open space community centres etc). Impacts are considered to be **minor** and **negative**	Introduction of lifetime homes ahead of building regulations standards could increase the cost of developments, which could jeopardise the delivery of local facilities and services associated with development (i.e. open space community centres etc.). Impacts are considered to be **minor** and **negative**
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**
to enhance the vitality and viability of existing town and village centres	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**
to improve the quality of new development and the existing built environment	?	✔	✔
	Relying on building regulations could improve general housing quality across the plan period, including in respect of many of the elements included within lifetime homes. However impacts are **uncertain** in respect scope and timing.	Introduction of lifetime homes ahead of building regulations standards could increase the quality and suitability of new homes for local residents. Impacts are considered to be of **minor** significance and **positive**	Introduction of lifetime homes ahead of building regulations standards could increase the quality and suitability of new homes for local residents. Impacts are considered to be of **minor** significance and **positive**
to minimise waste and increase the reuse and recycling of waste materials	?	✔	✔
	Building regulations changes could require defined storage areas for waste and recyclable material although it is unclear whether such changes will come forward and what specific requirements could look like. Impacts are **uncertain.**	Lifetimes homes standards would require new development to meet minimum storage areas which could allow all new residents to fully utilise(by allowing storage of all bins) the districts waste collection services. Impacts are **positive** and of **minor** significance.	Lifetimes homes standards would require new development to meet minimum storage areas which could allow all new residents to fully utilise (by allowing storage of all bins) the districts waste collection services. Impacts are **positive** and of **minor** significance.

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**
to reduce water, light, air and noise pollution	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**
to minimise the irreversible loss of undeveloped (greenfield) land	--	--	--
	In the absence of lifetime homes standards being included in the Plan it may be possible to build at slightly higher densities. However the Authority has based its site allocations on an average of 30 homes per hectare which it considers is deliverable even where lifetime homes standards are required. **No impact identified.**	Lifetime homes could lead to lower density development although this remains **uncertain**, and would in any case only be over a temporary period as part M of the building regulations will make many of the requirements of lifetime homes mandatory. The Authority has based its site allocations on an average of 30 homes per hectare which it considers is deliverable even where lifetime homes standards are required. **No impact identified**.	Lifetime homes could lead to lower density development although this remains **uncertain**, and would in any case only be over a temporary period as part M of the building regulations will make many of the requirements of lifetime homes mandatory. The Authority has based its site allocations on an average of 30 homes per hectare which it considers is deliverable even where lifetime homes standards are required. **No impact identified.**
To reduce and manage flood risk and surface water runoff	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**

to reduce and manage the impacts of climate change and the District's contribution towards the causes	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**
To protect and enhance the cultural, architectural and archeological heritage of the District	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**
To improve access to the cultural heritage of the District for enjoyment and educational purposes	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**
to conserve and enhance the District's landscape and townscape character	--	--	--
	No significant impacts identified.	**No significant impacts identified.**	**No significant impacts identified.**

Town Centres and Retailing

Issue 22 – Town Centres and Retailing

Local Plan Approaches:
Town Centres Option 1: Priority to A1 Uses (Business as Usual)
- Afford the highest priority to A1 usage in the primary shopping frontages

Town Centres Option 2: Mixed Use Approach
- Allow for a wider mix of town centre uses in the primary shopping areas.

Summary of initial appraisal work:

SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	--	--
	No significant impacts identified	**No significant impacts identified**
to provide decent and affordable homes that meet local needs	--	--
	No significant impacts identified	**No significant impacts identified**

to improve the health and well-being of the population	--	--
	No significant impacts identified	**No significant impacts identified**
to improve community safety and reduce crime and fear of crime	?	✔
	Onerous town centres use requirements could frustrate the development of non A1 uses such as cafes, bars, and leisure uses and may restrict opportunities to strengthen the evening economy where people are content to visit after dark. However, the development of additional bars and pubs could also increase antisocial. Impacts are **uncertain**.	More flexible approach to development in town and village centres could help tackle vacant units and improve footfall, both of which could reduce opportunities for crime and antisocial behaviour. Impacts are **positive**, and of **minor** significant.
to improve educational achievement and improve the District's skills base	--	--
	No significant impacts identified	**No significant impacts identified**
to promote social inclusion and reduce inequalities associated with deprivation across the District	?	?
	Strengthening of A1 retail offer in the long term could provide benefits to the community especially those without access to shopping centres or facilities. However in the short-term restrictions on retail uses could undermine the viability of existing centres and could make future investment more difficult to secure. Impacts of running a restrictive A1 policy are **uncertain** and could vary during the plan period due to external market forces.	More flexible approach to development in town and village centres could help tackle vacant units and provide a short term improvement in retail offer for residents who can not access other shopping centres within or outside of the district. However in the long term a more relaxed approach to retail policy could undermine the viability of the districts main town and village centres and could have **negative** impact on local retail offer.

To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	--
	No significant impacts identified	**No significant impacts identified**
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	--
	No significant impacts identified	**No significant impacts identified**
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	?	✔
	Onerous planning restrictions to control non A1 uses in the core retail area could stifle economic investment which could undermine the growth of the Districts main town and village centres. However in the longer term is could also ensure that a viable retail core is protected. Impacts are considered **uncertain**.	A more relaxed retail policy approach could accommodate alternative retail or leisure uses and could help strengthen local retail offer generally, and reduce leakage of retail and leisure spend in to surrounding districts/towns. Impacts are considered **moderate** significance and **positive**.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	?	✔
	A policy to protect key (core) retail areas could strengthen local A1 retail, however it could also lead to a loss of shops which may not be replaced by alternative employment generating uses. Impacts are **uncertain.**	This policy would allow for a more flexible approach in accommodating retail units in town and village centres. Impacts are considered **minor** and **positive**.

to enhance the vitality and viability of existing town and village centres and	**?**	**?**
	Restrictions on allowing alternative uses could have a negative impact on the vitality of core retail areas in the short term but could help protect the viability of retail offer over the longer term (have a positive impact). Impacts are **uncertain** and may vary over the plan duration.	Flexibility in allowing non A1 use in the core retail area could have a positive impact on the vitality of shopping areas in the short term but could have a detrimental impact on the viability of retail centres over the longer term. Impacts are **uncertain** and may vary over the plan duration.
to improve the quality of new development and the existing built environment	**--**	**--**
	No significant impacts identified	**No significant impacts identified**
to minimise waste and increase the reuse and recycling of waste materials	**--**	**--**
	No significant impacts identified	**No significant impacts identified**
to promote sustainable forms of construction and sustainable use of natural resources	**--**	**--**
	No significant impacts identified	**No significant impacts identified**

to reduce water, light, air and noise pollution	--	--
	No significant impacts identified	**No significant impacts identified**
to minimise the irreversible loss of undeveloped (greenfield) land	--	--
	No significant impacts identified	**No significant impacts identified**
To reduce and manage flood risk and surface water runoff	--	--
	No significant impacts identified	**No significant impacts identified**
to reduce and manage the impacts of climate change and the District's contribution towards the causes	--	--
	No significant impacts identified	**No significant impacts identified**

To protect and enhance the cultural, architectural and archeological heritage of the District	?	?
	Restrictions on allowing alternative uses could have a negative impact on architectural heritage if it were to lead to stagnation of key town or village centres, especially as both Swadlincote and Melbourne town centres are located in a conservation area. However restriction on new uses could help protect the existing fabric of the town. Impacts are considered **uncertain**.	Flexibility in allowing non A1 use in the core retail area could ensure historic buildings in Swadlincote town centre and village centres are kept in economic use. However changes of use could lead to the loss of traditional shop fronts and broader character of the area. Impacts are considered **uncertain**.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	?	?
	Restrictions on allowing alternative uses could have a negative impact on cultural heritage if it were to lead to stagnation of key town or village centres. However restrictions on new uses could help protect the existing fabric and cultural heritage of the town. Impacts are considered **uncertain**.	Flexibility in allowing non A1 use in the core retail area could ensure cultural assets in Swadlincote town centre and village centres are kept in economic use. However changes of use could lead to the loss of traditional shop fronts and other cultural assets which help define the broader character of the area. Impacts are considered **uncertain**.
to conserve and enhance the District's landscape and townscape character	?	?
	Restrictions on allowing alternative uses could have a negative impact on townscape character if it were to lead to stagnation of key town or village centres and a proliferation of empty shops. However restricting uses could also help safeguard existing town and village centres in the long term. Impacts are considered **uncertain.**	Flexibility in allowing non A1 use in the core retail area could ensure that the character of Swadlincote town centre and village centres is safeguarded. However inappropriate uses could undermine local townscape character. Impacts are considered **uncertain**.

Reviewed **11 January 2010** by IB, RG, KE, RC, NS. Typed up 9 February 2010, updated 14 August 2013.

Infrastructure

Issue 23 –Infrastructure

Local Plan Approaches:
Infrastructure Option 1 (General): Wider Developer Contributions
- Widen the types of development from which developer contributions will be sought.

Infrastructure Option 2: Section S106 Contributions (Business as Usual)
- Funding new infrastructure through the negotiation of developer contributions through S106

Infrastructure Option 3: Introduce Levy
- Introduce a community Infrastructure Levy (CIL)

Infrastructure Option 4: Introduce Levy and S106
- Combining a community infrastructure levy with negotiation of Section 106.

Summary of initial appraisal work:

SA Objective	Option 1	Option 2 (BAU)	Option 3	Option 4
	✔	✔	✔	✔
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	This approach could widen the types of development, which would be required to include developer contributions. These additional funds could provide greater opportunity to fund GI provision and wildlife improvements. However improvements would need to be well related to the development in terms of location and requirements of development. Impact would be **positive**, of **moderate** magnitude and **long term**	This option would continue to provide funding for GI, and wildlife enhancements associated with specific developments. Although it is unlikely to offer scope for improvements away from development areas. Impacts would be **minor**, **positive** and **long term**.	This option would allow for contributions to be decoupled from development. This could contribute towards wildlife site improvements, green infrastructure provision and other environmental improvements in all areas of the District. Impacts would be **positive** and **long term** and, of **moderate** significance	A mixture of Section 106 and CIL could ensure that flexibility remains to enhance GI and wildlife provision away from new development areas, but also improve wildlife sites close to areas of new development (and hence areas where pressure on existing assets could occur). Impacts would be **positive**, of **moderate** significance and **long term**.

to provide decent and affordable homes that meet local needs	?	✔✔	--	✔✔
	Seeking contributions could raise more money to support affordable housing but if based on S106 would need to be related to development being built and as such may not yield additional homes. Impacts are **uncertain**.	Developer contributions could help to provide new housing (including affordable housing) development in locations earmarked for growth where need is greatest. Impacts of this policy are considered to be generally **positive** and **long term** and of a **moderate** to **major** significance.	CIL would not be used for affordable housing delivery. **No impacts identified**	A combination of CIL and S106 could allow opportunity to secure funds for new affordable housing provision together with the necessary infrastructure provision to support growth. Impacts are **positive** and of **major** significance.
to improve the health and well-being of the population	✔	✔	✔	✔
	Additional funds could provide greater opportunity to fund GI provision, including formal and informal recreation provision. It could also contribute toward improvements to existing or new healthcare facilities. Impacts would be **positive**, although the significance of impacts would be **uncertain** and dependent on the significance of additional contributions.	This option would continue to provide funding for GI and health care facilities such as doctors surgeries to areas around new development. Although it offers no scope for improvements away from new development areas. Impacts would be **minor** and **positive**.	This option would allow funding to be decoupled from developer contributions. This could contribute towards, green infrastructure provision and the provision of healthcare facilities in all areas of the District. Impacts could be **positive** and **long term** and, of **minor** to **moderate** significance.	A mixture of Section 106 and CIL could ensure that flexibility remains to enhance GI and health care facilities away from new development areas, but also improve those sites closest to areas of new development (and hence areas where pressure on existing assets could occur). It could also create greater certainty regarding the timing and scale of infrastructure needed to support growth. Impacts would be **positive**, of **moderate** significance.
to improve community safety and reduce crime and fear of crime	✔	✔	✔	✔
	A widening of the types of development, which could be required to provide contributions could provide greater access to funds to improve community safety or reduce crime. Impacts against this objective are **positive** and of **minor** to **moderate** significance.	S106 could contribute towards community safety through road related infrastructure improvements to support new development. Overall impacts would be **positive** and of **minor** significance.	CIL could provide opportunity to widen the use to which developer contributions are put and could also allow money to be used to support highway capacity/safety enhancements. Overall impacts would be **positive** and of **minor** significance.	A combination of s106 and CIL could provide opportunity to widen the use to which developer contributions are put and could also allow financial contributions to be used to support infrastructure or projects away from specific development. Impacts would be positive and of **minor** significance.
to improve educational achievement and improve the District's skills base	✔	✔	✔✔	✔✔
	By widening the types of development which will need to make developer contributions it may be possible to secure greater funding to support local education provision. Impacts could be **positive**, although the magnitude of any impacts is uncertain.	Developer contributions could support improvements to schools close to specific developments. It may not allow for contributions to improve education facilities or access to education in locations away from growth without other policy intervention. Impacts of this policy are considered to be generally **positive** and of a **minor** significance.	CIL could allow opportunity to secure funds for local education provision in all locations. Impacts are considered **positive** and of **moderate** to **major** significance given that the pooling of resources could allow for the provision of new primary and secondary schools, which may not otherwise be deliverable.	A combination of S106 and CIL could provide opportunity to secure funds for local education provision focussed on growth areas but also would allow funding for other areas such as areas where growth is not currently planned but comes forward as a windfall. Impacts could be **positive** and of **major** significance.

to promote social inclusion and reduce inequalities associated with deprivation across the District	✔ By widening the types of development which will need to make developer contributions it may be possible to secure greater funding for community facilities. Impacts could be **positive**, and of **minor** to **moderate** significance.	✔ S106 contributions could help to support the provision and enhancement of community services and infrastructure close to where new development takes place. Impacts are likely to be generally **positive** and of a **minor** significance.	✔✔ CIL could allow opportunity to secure funds for the provision or improvement of existing community services and infrastructure across the district irrespective of its relationship with new development. Impacts are considered **positive moderate** to **major** magnitude.	✔✔ A combination of S106 and CIL could provide opportunity to secure funds for community services and facilities focussed on growth areas but also would allow funding for other areas where needed. Impacts could be **positive** and of **major** significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✔ By widening the types of development which will need to make developer contributions it may be possible to secure greater funding for public transport provision and improvement to walking and cycling routes and green travel plans. Impacts could be **positive**, and of **minor** to **moderate** significance.	✔ S106 contributions could help to support the provision and enhancement of public transport and other non-car transport infrastructure located close to where new development is planned. Impacts of this policy are considered to be generally **positive** and of a **minor** to **moderate** significance.	✔✔ CIL could provide opportunity to secure funds for the provision or improvement of public transport services or other transport infrastructure to improve access to local services and facilities where there is a proven need for such infrastructure irrespective of development. Contributions could also be pooled. Impacts are considered **positive** and of **moderate** to **major** significance.	✔✔ A combination of S106 and CIL could provide both the flexibility of S106 and the certainty and ability to pool contributions to deliver large projects allowed by CIL. Impacts are considered **positive** and **long term** and of **moderate** magnitude
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✔ As above	✔ As above	✔✔ As Above	✔✔ As above
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	X A widening of the types of development which would need to provides S106 payments could stymie new development and dissuade businesses, or other developers from coming to South Derbyshire. Impacts are considered to be of **moderate** significance and would have a **negative** impact on objectives to maintain economic competitiveness.	✔ Current S106 requirements are negotiated on an ad-hoc basis. This allows judgements about the level of contributions based on project viability to be balanced against the need for developer contributions. This tailored approach was considered to have a **minor** to **moderate positive** impact against this SA objective.	? The CIL would give clarity about the level of contributions required by different types of development and could help developers to understand levels of contribution when working up specific developments. This option was considered to have an **uncertain effect,** and would be dependent on the level that contributions are set at.	? This combined approach could cause uncertainty about the level of contributions required. However this mechanism could also allow some flexibility to determine contributions on local circumstance having regard to site viability etc. Impacts from this option were considered **uncertain**.

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	X	✔	?	?
	A widening of developer contributions could stymie new development and dissuade businesses and other investors from coming to South Derbyshire. Impacts are considered to be of **moderate** significance and could have a **negative** impact.	S106 contributions are presently negotiated on an ad-hoc basis. This tailored approach to deriving contributions could allow developments which ordinarily may not be viable to proceed which could benefit the wider economy. This option is considered to have a **minor positive** impact against this SA objective	The CIL would give clarity about the level of contributions required by different types of development and could help developers to understand levels of contribution when working up specific developments. However it could, if contributions were set too high restrict new economic development proposals coming forward. This option is considered to have **uncertain** impact	Like the CIL only approach a combined approach could stymie new economic development proposals. It could also create uncertainty about developer contributions for different types of development. As such this approach could have an **uncertain** impact
to enhance the vitality and viability of existing town and village centres	?	✔	?	?
	Additional developer contributions from retail, leisure or community developments could dissuade new development from coming forward town and village centres. Although contributions could contribute towards town and village centre improvements. . This option is considered to have an **uncertain** impact on this SA objective.	Developer contributions from S106 from other town centre uses could be used to improve town and village centre environments. The ad-hoc approach to securing developer contributions would allow the viability of the scheme to be weighed against broader benefits of the development. This option is considered to have a **minor positive** impact.	Developer contributions from CIL could be used to support improvements to local town and village centres. However if onerous contributions are set this could discourage new retail and leisure developments from coming forward. This option could have an **uncertain** impact.	Developer contributions from CIL and S106 could be used to support improvements to local town and village centres. However onerous contribution requirements or uncertainty about the likely level of contributions may stop development schemes from coming forward. This option could have an **uncertain** impact.
to improve the quality of new development and the existing built environment	✔	✔	✔	✔
	Additional developer contributions from developments could be used to secure town or village centre improvements. Impacts could be **positive** and of **minor** significance.	S106 contributions from new developments within and around existing centres could help improve the quality of town or village centres. Impacts could be **positive** and of **minor** significance.	Developer contributions from CIL could be used to support town and village centres irrespective of development type or location where an identified need exists to secure environmental improvements. Impacts could be **positive** but of an **uncertain** magnitude.	Developer contributions from CIL and S106 could be used to support town and village centres improvements. Impacts could be **positive** but of an **uncertain** magnitude,
to minimise waste and increase the reuse and recycling of waste materials	--	--	--	--
	No significant impacts identified	**No significant impacts identified**	**No significant impacts identified**	**No significant impacts identified**

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--	--
	No significant impacts identified	**No significant impacts identified**	**No significant impacts identified**	**No significant impacts identified**
to reduce water, light, air and noise pollution	--	--	--	--
	No significant impacts identified	**No significant impacts identified**	**No significant impacts identified**	**No significant impacts identified**
to minimise the irreversible loss of undeveloped (greenfield) land	--	--	--	--
	No significant impacts identified	**No significant impacts identified**	**No significant impacts identified**	**No significant impacts identified**
To reduce and manage flood risk and surface water runoff	✔	✔	✔✔	✔✔
	Generation of additional developer contributions could help support new flood risk management infrastructure Impacts could be of a **positive** and of **moderate** significance.	S106 contributions could help generate contributions to provide new, or upgrades to existing flood risk management infrastructure. This mechanism would only allow improvements, which are functionally required or related to a new development site. As such impacts are considered to be **positive** and **long term**, but of a **minor** significance.	CIL could allow developer contributions to be collected and targeted towards improvements or new flood risk management infrastructure where need is identified irrespective of relationship with new development. Impacts are considered to be **positive** and **long term**, and of a **moderate to major** significance.	A combination of contribution collection methods could allow flexibility to target infrastructure to locations related to new development or elsewhere. Impacts are considered to be **positive**, **long term**, but of a **moderate to major** significance.

to reduce and manage the impacts of climate change and the District's contribution towards the causes	?	?	✔	✔
	Additional developer contributions may contribute towards the creation of multifunctional green spaces close to where new developments occur. (i.e. SUDS schemes) These could have some climate change mitigation benefits. Impacts would be **uncertain**	A section 106 approach to collecting developer contribution would contribute towards the creation of multifunctional green space related to specific developments this could have some climate change mitigation benefits. Impacts are **uncertain.**	A CIL approach to developer contributions could enable the development of a Green Infrastructure unrelated to new development location. This coordinated approach to GI delivery could have a **minor positive** impact in respect of climate change.	A CIL and s106 approach to developer contributions could enable the development of new GI unrelated to development location. This coordinated approach to GI delivery could have a **minor positive** impact in respect of climate change.
To protect and enhance the cultural, architectural and archeological heritage of the District	?	✔	✔	✔
	Additional developer contributions may contribute towards improvements or enhancements of archaeological or heritage features. Although the extent to which additional funds could benefit such features is **uncertain** and dependent on he characteristics of schemes.	A section 106 approach to collecting developer contribution may partially contribute towards the protection or improvement of archaeological or heritage features specifically impacted by the development proposal. Impacts would be **minor**, **positive** and **long term**.	A CIL approach to developer contributions could enable new developments to contribute to identified heritage projects deemed as a priority by the District Council within an Infrastructure Plan. Impacts from this approach are considered to **positive**, **long term** and of a **minor** to **moderate** significance.	A CIL and s106 approach to developer contributions could enable new developments to contribute to identified heritage projects deemed as a priority, and allow sites or features impacted by a specific development to be considered. Impacts from this approach are considered to **positive**, **long term** and of a **minor** to **moderate** significance.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	?	✔	✔	✔
	Additional developer contributions may contribute towards safeguarding and enhancing cultural or heritage features. Although the extent to which additional funds could benefit such features is **uncertain** and dependent on he characteristics of schemes.	A section 106 approach to collecting developer contribution may partially contribute safeguarding and enhancing cultural or heritage features specifically impacted by the development proposal. Impacts would be **minor**, **positive** and **long term**.	A CIL approach to developer contributions could enable new developments to contribute to identified safeguarding and enhancing cultural or heritage features which are identified as a priority by the Authority. Impacts from this approach are considered to **positive** and of a **minor** to **moderate** significance.	A CIL and s106 approach to developer contributions could enable new developments to contribute to safeguarding and enhancing cultural or heritage features and allow sites or features impacted by a specific development to be protected. Impacts from this approach are considered to **positive**, **long term** and of a **minor** to **moderate** significance.
to conserve and enhance the District's landscape and townscape character	?	✔	✔	✔
	Additional developer contributions could help secure additional funds for landscape or townscape improvements. Although the extent to which additional funds could benefit such features is **uncertain** and would depend on the location of development.	A section 106 approach to collecting developer contributions could secure additional funds for landscape, townscape or environmental enhancement scheme close to where new developments occur – for example by new tree planting or other screening on the periphery of development. Impacts would be **minor**, **positive** and **long term**.	A CIL approach to developer contributions could enable new developments to secure additional funds for landscape, townscape or environmental enhancement schemes where such projects are prioritised. Impacts from this approach are considered to **positive**, **long term** and of uncertain magnitude.	A CIL and s106 approach to developer contributions could secure additional funds for landscape, townscape or environmental enhancement schemes either close to new areas of development or in locations where there is a need for environmental improvements. Impacts from this approach are considered to **positive**, **long term** and of uncertain magnitude (depending on whether such projects are prioritised through CIL).

Reviewed **11 January 2010** by IB, RG, KE, RC, NS. Typed up 25/26 March 2010, reviewed 19 August 2013.

Themed Options – Greenbelt

Issue 24– Green Belt

Local Plan Approaches:
Green Belt Option 1: Reduced Green Belts or Wedges
- Delete greenbelt allocations and the principle of protecting land currently defined as greenbelt (including identifying safeguarded land for development beyond the plan period).

Green Belt Option 2: Retain Existing Greenbelts and Wedges (Business As Usual)
- Subject to minor boundary alterations to reflect current development locations.

Summary of initial appraisal work:

SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	--	--
	Green belt land in around Derby City and Swadlincote does not contain any wildlife areas that could be safeguarded by its retention. The loss of green belt could facilitate growth in existing green belt areas although impacts could be broadly similar to any other greenfield losses. **No overall Impact identified**.	The maintenance of green belt or extension of green wedges could protect sites located in some parts of south Derbyshire, although growth would simply be transferred elsewhere. As impacts would most likely be targeted to similar edge of settlement locations with similar biodiversity features **no overall impacts are identified**.
to provide decent and affordable homes that meet local needs	--	--
	Given the relatively limited spatial extent of greenbelt in South Derbyshire the removal of greenbelt is unlikely to have any notable impacts in respect of housing delivery in terms of numbers or location. **No overall Impact identified**.	Minor boundary alterations and the continued protection of greenbelt and limited expansion of green wedges into the district is unlikely to affect the spatial location overall amount of housing growth or mix of homes bought forward in the Plan period. **No overall Impact identified**.

to improve the health and well-being of the population	--	✔
	The loss of greenbelt to the south east of Derby and the west of Swadlincote could lead to loss of some local Green Infrastructure in these locations. However it is likely that open spaces, public rights of way and other GI will be protected from inappropriate development within the Plan and within National Policy. **No overall Impact identified**.	Minor boundary alterations and the continued protection of greenbelt and expansion of green wedges could help improve public access locally and ensure that green wedges continue to provide areas of green space within the city and these continue to have strong connections to the countryside beyond the city boundary. Impacts are **positive** and of **moderate** significance.
to improve community safety and reduce crime and fear of crime	--	--
	No significant impacts identified	**No significant impacts identified**
to improve educational achievement and improve the District's skills base	--	--
	No significant impacts identified	**No significant impacts identified**
to promote social inclusion and reduce inequalities associated with deprivation across the District	✗	✔
	The deletion of greenbelt areas or green wedges could lead to the loss public open space and could reduce access to green areas within and close to the edge of Derby City. This may disproportionately affect inner city communities in Derby City where incidence of deprivation is higher. Impacts would be **negative** and of slight or **minor** significance.	Minor boundary alterations and the continued protection of greenbelt and expansion of green wedges could help improve public access locally and ensure that green wedges continue to provide areas of green space within the city and these continue to have strong connections to the countryside beyond the city boundary. Impacts are **positive** and of **moderate** significance.

To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	**X** The deletion of greenbelt areas or green wedges could lead to the loss public open space and could reduce access to green areas within and close to the edge of Derby City. Impacts would be **negative** and of slight or **minor** to **moderate** significance.	✔ The continued protection of greenbelt and expansion of green wedges could help improve public access locally to areas of informal and formal open space and could benefit existing and planned communities around the southern edge of the City or to the west of Swadlincote. Impacts would be **positive** and of **minor** to **moderate** significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✔✔ The deletion of green belt could lead to a more dispersed pattern of development around Derby City and Swadlincote and could reduce effect on local infrastructure. Impacts are likely to be **positive** and of **moderate** to **major** significance.	**XX** The retention of green belt could lead to a more concentrated development targeted at specific locations around Derby and Swadlincote and could increase impacts on local infrastructure where growth takes place. Impacts are likely to be **negative** and of **moderate** to **major** significance.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	**--** **No significant impacts identified**	**--** **No significant impacts identified**
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	**--** **No significant impacts identified**	**--** **No significant impacts identified**

to enhance the vitality and viability of existing town and village centres and	--	--
	Given the relatively limited spatial extent of greenbelt in South Derbyshire the removal of greenbelt is unlikely to have any notable impacts in respect of viability to communities in Derby City or South Derbyshire. **No overall Impact identified**.	Minor boundary alterations and the continued protection of greenbelt and limited expansion of green wedges into the district is unlikely to affect the viability and vitality of nearby town and district centres as growth would be displaced to nearby locations not subject to policy protection (ie greenbelt retention would not block development in its entirety due to the limited extent of areas protected). **No overall Impact identified**.
to improve the quality of new development and the existing built environment	XX	✔✔
	The deletion of green belt could lead to the coalescence of distinct communities in the district with large settlements beyond the districts borders. This could undermine the identity of physically distinct rural communities and change their character. It could also allow uncontrolled urban sprawl which could undermine the identity of local communities. Impacts are **negative** and of **moderate** to **major** significance.	The retention of greenbelt (subject to boundary alterations to reflect existing and future development) and the creation of new green wedges could help to define new developments and integrate them into the wider urban area whilst protecting rural communities from coalescence with Derby City or preventing the coalescence of Swadlincote and Burton. Impacts are **positive** and of **moderate** to **major** significance.
to minimise waste and increase the reuse and recycling of waste materials	--	--
	No significant impacts identified	**No significant impacts identified**
to promote sustainable forms of construction and sustainable use of natural resources	--	--
	No significant impacts identified	**No significant impacts identified**

to reduce water, light, air and noise pollution	✔	X
	More dispersed growth could reduce impacts associated with air and water pollution. Impacts would be **positive** and of **minor** significance.	More concentrated growth (due to green belt restrictions could increase impacts associated with air and water pollution in some locations. Impacts would be **negative** and of **minor** significance.
to minimise the irreversible loss of undeveloped (greenfield) land	X	✔
	The loss of green belt could open up additional greenfield sites for development and may indirectly affect developer interest in regenerating previously developed sites. Impacts would be of **minor** to **moderate** significance and **negative**.	The continued protection of greenbelt could help target some new development to previously developed sites within the city. Impacts would be of **minor** to **moderate** significance and **positive**.
To reduce and manage flood risk and surface water runoff	--	--
	No significant impacts identified	**No significant impacts identified**
to reduce and manage the impacts of climate change and the District's contribution towards the causes	--	--
	No significant impacts identified	**No significant impacts identified**

To protect and enhance the cultural, architectural and archeological heritage of the District	**XX**	✔✔
	The deletion of green belt around the south east of Derby City could have a negative impact on the setting of Elvaston Castle Historic Park and Garden and could bring the city closer to Thulston and Aston on Trent (although the visual separation between Aston and Derby would be protected by virtue of the local landform). It could also reduce separation between Burton and Bretby Hall Historic Park and Garden. Impacts are **negative** and of **moderate** to **major** significance.	The retention of greenbelt (subject to alterations) could help safeguard the setting of Elvaston Castle and Bretby Hall Historic Park and Gardens and could help prevent coalescence of historic rural communities in the district such as Aston and Thulston. Impacts are positive and of **moderate** to **major** significance.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	✔	**?**
	If green belt designation were removed there could be greater growth close to identified heritage assets around Thulston and Bretby. This could make a minor contribution towards improve public accessibility. Impacts are **positive** and of **minor** significance.	The retention of greenbelt and creation of green wedges may direct development away from key heritage assets such as Elvaston Castle and this may ensure that facilities remain separated from the wider urban area. However the creation of green wedges could improve public access to Elvaston and other local heritage assets such as Trent and Mersey Canal. Impacts are **uncertain.**
to conserve and enhance the District's landscape and townscape character	**?**	**?**
	On the face of it the loss of green belt could have a significant effect on the local landscape. However given that almost all urban extension are greenfield within the District if development occurred in areas currently protected it unclear whether landscape impacts would be more or less sensitive than non-greenbelt locations which may otherwise accommodate growth. Impacts are **uncertain**	The retention of green belt would have a local benefit by restricting growth to the west of Swadlincote or South East of Derby City, but growth is likely to be directed to areas not in the greenbelt. These may be more or less sensitive than local landscape around areas of greenbelt. Impacts are **uncertain.**

Reviewed by NS, BH and KE. 25 April 2013, updated 20 August 2013

Appendix 5 List of Sites Appraisals (Based on all SHLAA Submissions).					
Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Acresford					
S0244	5.015	135	Land at Acresford Road	Yes	No[1]
Aston On Trent					
S0002	2.14	42	Shardlow Road, Aston on Trent	No	No
S0020	0.53	10	Land Adj. to the Homestead, Weston Road	No	No
S0026	24.92	498	Valerie Road and Chellaston Lane, Aston on Trent	Yes	Yes
S0061	32.92	658	Land between Aston Lane and Moor Lane, Aston on Trent	Yes	Yes
S0062	4.1	82	Land to the East of Weston Road	No	No
S0073	0.98	22	Land at Glebe Farm, London Road Shardlow	No	No
S0093	1.77	35	Land to the rear of 51 Chellaston Lane	No	No
S0163	1.78	40	Northern Fringe of Derby Road, Aston on Trent	No	No
S0164	2.2	44	Northern Fringe of Derby Road Aston on Trent	No	No
S0214	1.69	33	Land at Chellaston Lane	No	No
S0230	3.09	61	Field No 2871 Shardlow Road Aston on Trent	No	No
S0251	12.67	100	Aston Hall Hospital, Aston on Trent	Yes	Yes
Barrow on Trent					
S0045	2.6	52	Land of Twyford Road, opposite Grange Farm	No	No
Bearwardcote					
S0004	3.24	64	Heage Lane, Etwall	No	No
Bretby					
S0014	0.43	12	Rear of Bretby Nurseries (site 1)	No	No
S0015	0.42	12	Rear of Bretby Nurseries (site 2)	No	No
Burnaston					
S0170	1.66	33	Land Adjacent to Fourway, Little Derby Hill	No	No

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Church Broughton					
S0043	1.37	27	Maple Dene, Boggly Lane, Church Broughton	No	No
S0054	2.16	43	Church Road, Church Broughton	No	No
S0189	1.57	31	Land at Boggy Lane, Church Broughton	No	No
Coton in the Elms					
S0065	2.45	49	Land off Mill Street	No	No
Coton Park					
S0096	10.05	201	Former Coal Stocking Yard, Coton Park, Castle Gresley	Yes	No[1]
S0106	3.81	76	Land at Coton Park, Swadlincote	No	No
S0140	0.65	13	Former Recreation Ground, Coton Park Road.	No	No
Dalbury Lees					
S0241	0.8	18	Land adjoining Manor Farm, Dalbury Village, Ashbourne	No	No
Drakelow					
S0051	3.0	60	Land to the East of Rosliston Road South, Drakelow	No	No
Elvaston					
S0069	0.64	12	Land south of Silver Lane, Elvaston	No	No
Etwall					
S0006	15.42	218	Land at Egginton Road	Yes	Yes
S0033	9.73	210	Land South of Willington Road	Yes	Yes
S0035	1.04	20	Nether Hayes, Willington Road	No	No
S0036	3.38	67	Land at OS part 1547, Derby Road, Etwall	No	No
S0063	1.96	40	Land adjacent Sutton Lane and Hill Pasture	No	No
S0103	1.23	49	Land Adjacent Friary House, Derby Road, Etwall	No	No
Findern					
S0030	5.15	103	Willington Road, Findern	Yes	No[1]
S0031	1.01	20	Heath Lane, Findern	No	No
S0067	2.95	59	Field of Porter Lane, Findern	No	No

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Findern (Cont)					
S0081	4.68	93	Field No. 6110 (Heath Farm), Heath Lane, Findern	No	No
S0110	5.29	105	Land of Common Piece Lane, Findern	Yes	No[1]
S0247	15.1	374	Land at Landown Farm, Findern	Yes	No[1]
Foston					
S0040	7.55	151	Land at Uttoxeter Road, Foston	No	No[1]
Hartshorne					
S0032	0.65	13	Land west of 124 Repton Road	No	No
S0052	5.63	40	Land off Main Street A514, Hartshorne	No	No
S0215	0.6	12	Land South of Spring Hill Cottages	No	No
S0233	3.71	74	Land off Repton Road, Hartshorne	No	No
S0245	0.34	10	Land fronting between 53-67 Woodville Road	No	No
Hatton and Scropton					
S0034	16.54	300	Rear of Saltbox Café, Derby Road Hatton	Yes	Yes
S0083	1.11	22	Former Clayton Works, Scropton Road	No	No
S0151	4.14	82	Scropton Sidings, off Mill Lane	No	No
S0152	5.52	110	Scropton Road, Hatton	Yes	Yes
S0171	7.14	142	Land at Breach Lane and Malthouse Lane	Yes	Yes
S0203	2.6	52	Land adjacent Yew Tree Court	No	No
S0222	0.67	14	Land at Cherry Cottage, Ryeflatts Lane	No	No
S0234	0.73	14	Salt Box Café, Hatton	No	No
S0235	0.93	19	Land to the rear of 186 Station Road	No	No
S0235a	2.06	41	Land to the rear of 186 Station Road	No	No
Hilton					
S0014	23.1	462	Land to the South of the Mease	Yes	Yes
S0023	18.64	372	Land off Derby Road	Yes	Yes
S0037	4.72	94	Hilton Industrial Estate, Sutton Lane	No	No
S0039	0.76	15	Land adjacent to the Mandarin, Egginton Road	No	No

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Hilton (Cont)					
S0094	34.6	775	Land at Hilton Depot the Mease	Yes	Yes
S0103	1.23	49	Land adjacent to Friary House, Derby Road	No	No
S0119	2.3	40	Land off Egginton Road	No	No
S0201	50.64	506	Land off Hilton Common, Lucas Lane	Yes	Yes
S0207	1.44	29	Hargate Lodge, Lucas Lane	No	No
S00224	2.84	56	Elm Tree Farm, Lucas Lane	No	No
S0236	0.43	20	Derby Road, Hilton	No	No
Linton					
S0003	0.83	16	North side of Linton Heath Swadlincote	No	No
S0044	1.78	35	Colliery Lane and Sealwood Lane	No	No
S0044a	1.56	31	Colliery Lane and Sealwood Lane	No	No
S0050	2.15	43	Off Windsor Road, Linton	No	No
S0087	1.75	35	Land adjacent to Heath Close, Colliery Lane, Linton	No	No
S0107	4.84	96	Land off High Street, Linton	No	No[1]
Long Lane					
S0240	0.52	12	Land at Long Lane Near Dalbury Lees	No	No
Melbourne					
S0009	3.18	63	Jawbone Lane, Kings Newton	No	Yes (in combination with S0225 and S0226)
S0108	3.05	61	Land Fronting Blackwell Lane, Melbourne	No	No
S0109	0.85	25	Field No. 294, Station Road, Melbourne	No	No
S0176	6.08	121	Breach Lane, Melbourne	Yes	Yes
S0225	2.49	49	Bond Elm, Jawbone Lane, Kings Newton	No	Yes (incombination with S0009 and S0226)
S0226	1.75	35	Land at Jawbone Lane Kings Newton	No	Yes (incombination with S0009 and S0225)
Milton					
S0125	2.74	54	South West of Brook Farm, Main Street	No	No
S0126	3.28	65	North of Old Post Office Farm	No	No

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Milton (Cont)					
S0127	1.28	25	West of Mill Farm, Main Street	No	No
S0128	1.14	22	Common Farm, Main Street	No	No
S0129	1.54	30	East of Main Street	No	No
Mount Pleasant					
S0017	3.24	64	Linton Road, Castle Gresley	No	No
S0097	1.29	25	Land at High Cross, Mount Pleasant Road	No	No
S0098	1.8	36	Land at High Cross, Mount Pleasant Road	No	No
S0142	1.13	22	Land at Arthur Street, Castle Gresley	No	No
S0147	0.98	19	Burton Road Castle Gresley	No	No
S0185	14.34	430	Archers Barn Farm, off Oak Close Church Gresley	Yes	Yes
S0239	2.5	50	Oak Close, Castle Gresley	No	No
Netherseal					
S0144	0.78	15	Land at Hunts Lane Netherseal	No	No
Newton Solney					
S0223	1.45	29	Land adjacent to Park Manor, Newton Park	No	No
Overseal					
S0013	3.18	63	Land leading off Stanleigh Road	No	No
S0022	2.06	41	OS 2900 Valley Road Overseal	No	No
S0046	2.07	41	Adjacent to 37 Valley Road	No	No
S0047	0.92	18	Whitehouses Site, south of Woodville Road	No	No
S0053	1.7	34	Towpath Site, Spring Cottage Road, Overseal	No	No
S0055	0.78	16	Rear of 21 Gorsey Leys	No	No
S0141	0.37	10	Land to the North of Lullington Road	No	No
S0145	0.56	11	Land to the South of Lullington Road	No	No
S0249	3.01	90	Land off Moira Road, Overseal	No	Yes (in combination with S0250)
S0250	3.1	90	Land of Acresford Road, Overseal	No	Yes (in combination with S0249)

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Derby Urban Area (Central)					
S0070	87.58	1751	Land of Stenson Road, Stenson Fields	Yes	Yes
S0090	25.23	395	Wragley Way, Sinfin	Yes	Yes
S0090a	31.03	486	Wragley Way, Sinfin	Yes	Yes
S0090b	42.98	675	Wragley Way, Sinfin	Yes	Yes (in combination)
S0100	37.63	752	Land at Lowes Lane, West Chellaston	Yes	Yes
S0100a	16.77	335	Land at Lowes Lane, West Chellaston	Yes	Yes
S0121	27.1	542	Land West of Stenson Road, Littleover	Yes	Yes (with Stenson field/wragley)
S0122	22.72	454	Stenson Road, Derby	Yes	
S0122a	10.12	202	Stenson Road, Derby	Yes	(South of A50 together)
S0165	3.29	65	Land at Arleston Farm, Arleston, Barrow on Trent	No	No
S0173	636	150	Land of Holmleigh Way, Chellaston	Yes	Yes
S0174	2.15	43	Woodlands Lane, Chellaston	No	Yes (in combination with site (S0220)
S0206	3.55	98	Land North of Witton Court, Stenson Fields	No	No (site no longer likely to be of strategic importance – consider through Part 2 Plan)
S0220	20.3	500	Land East of Swarkestone Road, Chellaston	Yes	Yes
S0227	29.13	450	Land at Sinfin Moor, Derby	Yes	Yes
S0231	28.55	511	Land West of Stenson Road, Derby	Yes	(145 consented 355 outstanding)
Derby Urban Area (East)					
S0041	9.54	190	Land at Shardlow Road, Alvaston	Yes	Yes
S0072	21.49	750	Snelsmoor Lane, Derby	Yes	Yes (Phase 2+3)
S0162	107.23	2144	Land Surrounding Thulston Fields Farm, Aston on Trent	Yes	Yes
Derby Urban Area (West)					
S0010	0.66	13	Doles Lane, Findern	No	No
S0048	0.97	19	Land at Hospital Lane, Mickleover	No	No
S0049	18.7	374	Land at A516 and Staker Lane, Mickleover	Yes	Yes (MCP ext)
S0056	8.92	178	Fields Farm, Doles Lane, Findern	Yes	Yes (Highfields Ext)

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Derby Urban Area (West) Cont					
S0060	0.76	15	Doles Lane Findern	No	No
S0077	32.87	656	Land at Highfields Farm, Bakeacre Lane	Yes	Yes (Highfields Ext)
S0078	78.68	1495	Land at Etwall Road, Ladybank Road, Mickleover	Yes	Yes (Newhouse Farm)
S0079	24.4	610	Land off Radbourne Lane, Derby	Yes	Yes Hackwood Extension
S0080	20.4	250	Land off Radbourne Lane, Derby	Yes	Yes Hackwood Extension
S0113	10.2	204	Land Between Hospital Lane and A516, Mickleover	Yes	Yes (MCP ext)
S0158	49.04	980	Land adjacent to Laural Farm, Grassy Lane, Burnaston	Yes	Yes (MCP ext)
S0172	2.62	52	Staker Flatt Farm, Staker Lane, Mickleover	No	Yes (MCP ext)
S0172a	1.56	31	Staker Flatt Farm, Staker Lane, Mickleover	No	Yes (MCP ext)
S0205	14.4	288	Land adjacent to Grassy Lane, Laurel Farm, Burnaston	Yes	Yes (MCP ext)
S0212	10.88	217	Land off Etwall Road, A516 and Bannells Lane,	Yes	Yes (MCP ext)
S0213	14.78	295	Land at Bakeacre Lane, Doles Lane, Findern	Yes	Yes (Highfields Ext)
S0216	2.11	42	Wyevale Garden Centre, Burton Road, Findern	No	Yes (Highfields Ext)
S0219	1.47	29	Land at Bakeacre Lane, Findern	No	Yes (Highfields Ext)
S0228	2.5	50	Oakdene, 82 Burton Road, Findern.	No	Yes (Highfields Ext)
Repton					
S0088	5.62	112	Land off Longlands, Mount Pleasant Road	Yes	Yes
S0089	3.5	70	Adjacent to Mount Pleasant PH, Mount Pleasant Road	No	No
S0101	2.41	48	Land at Askew Hill, Milton Road, Repton	No	Yes (With 0130)
S0116	0.92	10	Askew Lodge, Milton Road, Repton	No	Yes (With 0130)
S0116a	4.79	95	Askew Lodge, Milton Road, Repton	No	Yes (With 0088)
S0130	30.09	601	Land east of Milton Road	Yes	Yes
S0131	1.7	34	South and East of Mount Pleasant, PH, Mount Pleasant	No	No
S0134	9.2	184	Burton Road Repton	Yes	Yes
S0209	1.81	36	The Coach House and Danesgate, Well Lane, Repton	No	No
S0242	1.62	30	Land to the South East of Burton Road	No	No

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Rosliston					
S0015	1.17	23	Land to the south west side of Coton	No	No
S0027	0.88	17	Field Number OS1700 Burton Road	No	No
S0154	2.48	49	Land to the Corner of Linton Road and Coton Lane	No	No
S0157	1.41	28	Between 63 & 71 Main Street, Rosliston	No	No
S0160	0.72	14	Greenacres, Linton Road, Rosliston	No	No
S0175	2.89	57	Burton Road, Rosliston	No	No
Shardlow					
S0019	6.69	133	Former Nursery, London Road, Shardlow	Yes	Yes
S0074	4.53	90	Land at London Road, Shardlow	No	No
S0075	1.59	31	Land at Cowlishaw, Close and Aston Lane, Shardlow	No	No
S0076	6.16	123	Land at Aston Lane Shardlow	Yes	Yes
Stanton					
S0243	1.17	51	Land at Wrekin, Woodland Road, Stanton	No	No
S0246	88	800	Land off Station Road-Woodville Road, Stanton	Yes	Yes
Stanton by Bridge					
S0123	3.31	66	North side of Church Close, Stanton by Bridge	No	No
S0124	2.3	46	South side of Church Close, Stanton by Bridge	No	No
S0204	1.02	20	Rivington Bank behind Hills Lane, Stanton by Bridge	No	No
Sutton on the Hill					
S0021	0.91	18	Willow Pit Lane	No	No
Swadlincote					
S0007	0.79	15	Land east side of Midway Road, Swadlincote	No	No
S0017	3.24	64	Linton Road, Castle Gresley, Swadlincote	No	No
S0064	6.68	133	Land east of A511, Burton Road, Midway	Yes	Yes
S0085	3.17	63	Pool, Street & John Street, Church Gresley	No	No
S0086	21.35	630	Land at Broomy Farm, Burton Road, Woodville	Yes	Yes

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Swadlincote (Continued)					
S0095	20.55	350	Land north of William Nadin Way, Swadlincote	Yes	Yes
S0097	1.29	25	Land at High Cross, Mount Pleasant Road, Castle Gresley	No	No
S0098	1.8	36	Land at High Cross, Mount Pleasant Road, Castle Gresley	No	No
S0099	31.76	650	Land to north of Occupation Lane, Woodville	Yes	Yes
S0105	15.03	300	Land at Cadley Hill, Cadley Lane, Swadlincote	Yes	Yes (across both S0105 sites)
S0105A	10.39	207	Land at Cadley Hill, Cadley Lane, Swadlincote	Yes	Yes (across both S0105 sites)
	0.59	11	Land adjacent to 31 Orchard Street, Newhall	No	No
S0115	0.73	14	Pool Street & John Street, Woodville	No	No
S0133	1.68	34	H K Wentworth, Kingsbury Park, Midland Road, Swadlincote	No	No
S0138	0.73	14	Land at Pennine Way, Church Gresley	No	No
S0139	0.94	18	Land at Pennine Way, Church Gresley	No	No
S0142	1.13	22	Land at Arthur Street, Castle Gresley	No	No
S0143	3.48	69	Land at Main Street, Albert Village	No	No
S0147	0.98	19	Burton Road, Castle Gresley	No	No
S0148	0.46	0	Common Road, Church Gresley	No	No
S0149	1.2	24	Rear of 133-137 Burton Road, Woodville	No	No
S0153	0.46	10	Land rear of 113 Wood Lane, Newhall	No	No
S0155	1.53	30	Land to the west of 39, 41,43 Rose Tree Lane, Newhall, Swadlincote	No	No
S0156	0.54	10	Land southwest of 1 Vicarage Road, Woodville	No	No
S0159	1.1	22	Land off Wilmott Road, Swadlincote	No	No
S0161	21.88	600	Land south of Cadley Hill Industrial Estate	No	No
S0167	1.39	27	Land at Gresley Old Hall, Gresley Wood Road, Swadlincote	No	No
S0202	12.49	249	Church Street, Church Gresley	Yes	Yes

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Swadlincote (Continued)					
S0208	23.4	468	Land at Sandcliffe Road, Swadlincote	Yes	Yes
S0239	2.5	50	Oak Close, Mount Pleasant, Castle Gresley	No	No
S0248	2	60	Land west of Longlands Lane, Swadlincote	No	No
Ticknall					
S0011	1.49	29	Land off Ingleby Lane, Ticknall	No	No
Weston On Trent					
S0025	6.21	149	Land to north of Main Street, Weston on Trent	Yes	No[1]
S0042	2.39	47	Land on Trent Lane, Weston on Trent	No	No
S0232	0.55	11	Adjacent to Rio Vista, Swarkestone Road, Weston on Trent	No	No
Willington					
S0137	1.37	0	Land at Sealey Close, Willington	No	No
S0179	3.45	70	Etwall Road, Willington	No	No
S0237	2.59	45	Land at The Castleway, Willington	No	No
S0238	0.75	15	Land at The Castleway, Willington	No	No
Winshill					
S0084	10.2	156	Land at Newton Road, Burton on Trent	Yes	Yes
S0169	29.7	594	Land on Hawfield Lane, Winshill	Yes	Yes
Woodville					
S0005	20.04	400	Goseley Avenue, Hartshorne	Yes	Yes
S0016	3.36	67	Land between High Street & Hartshorne Road,	No	No
S0058	0.7	14	Adjacent Broomy Farm, Woodville Road, Hartshorne	No	No
S0092	1.3	26	Off Edward Street, Hartshorne	Yes	No[1]
S0102	16.07	400	Butt Farm, High Street, Woodville	Yes	Yes
S0135	1.28	25	Land at Bretby View, Goseley Estate, Hartshorne	No	No
S0146A	1.54	30	Land west of Vale Road & Edward Street, Hartshorne	No	No
S0150	1.82	36	OS fields 7100 & 8400, Ashby Road, Blackfordby	No	No
S0210	3.2	64	Land between Woodville & Vale Road, Hartshorne	No	No

[1] Denotes a site which on its own or combination with an adjacent site(s) may meet the size threshold of 5ha and hence deliver a minimum of 100 homes) but has not been appraised as this scale of growth would be inconsistent with the settlement hierarchy set out in the Plan.

Sites which are in black text will be reviewed through the Part 2 Local Plan.

Sites in Red (A total of 52) are identified as strategic and have been reviewed below:

To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District

Criteria	Scoring criteria	
Will it conserve and enhance internationally nationally important wildlife sites?	Development site is more than 1km from nearest statutory Wildlife Site or National Nature Reserve and not within the catchment of the River Mease SAC catchment	
	Development site within 1km of statutory site, National Nature Reserve or within the River Mease Catchment.	
	Development site is immediately adjacent to or contains a statutorily protected wildlife site or would be served by waste water treatment works in the Mease Catchment	

Criteria	Scoring criteria	
Will it conserve and enhance locally important (non-statutory wildlife sites)?	Development site is more than 300m from nearest non statutory wildlife site or Local Nature Reserve	
	Development site is located within 300m of a County Wildlife Site or Local Nature Reserve	
	Development site is immediately adjacent to, contains a local wildlife site or Local Nature Reserve	

Criteria	Scoring criteria	
Could development affect protected species or BAP priority species?	Development site is more than 100m from nearest historic protected species recordings or BAP species recordings	
	Development site is located within 100m of nearest protected species recordings or BAP species recordings	
	Historic evidence of protected species or BAP priority species within the site	

Criteria	Scoring criteria	
Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes document evidence	
	Unknown – explain uncertainty	
	No document evidence	

Criteria	Scoring criteria	
Will it protect sites of geological importance?	Development site would not affect any designated Regionally Important Geological Sites	
	Development site could lead to the partial loss of a Regionally Important Geological Sites but would not affect the overall integrity of the site	
	Development site could lead to the loss of a Regionally Important Geological Sites or would affect the integrity of the site	

To provide decent and affordable homes that meet local needs

Criteria	Scoring criteria	
Will it reduce the number of households waiting for accommodation?*	Development would make a significant contribution towards delivering affordable housing to meet local and district wide needs.	
	Development will make an uncertain contribution towards delivering affordable housing to meet local and district wide needs.	
	Development would make no contribution towards delivering affordable housing to meet local and district wide needs.	

Criteria	Scoring criteria	
Will it increase the range and affordability of housing for all social groups?*	Development will deliver a mix of housing types and tenures to meet locally identified needs	
	Development has potential to deliver a mix of housing types and tenures to meet locally identified needs	
	Development is unlikely to deliver a mix of housing types and tenures to meet local needs (state reason for poor performance where viable – viability, developer preference etc.)	

Criteria	Scoring criteria	
Will it improve the suitability of new homes for older and/disabled groups?*	Development will make a significant contribution towards meeting the needs of older or disabled groups (for example by including homes specifically to address the needs of these groups)	
	Development would make an uncertain contribution towards meeting the needs of older or disabled groups (No information held)	
	Development would make no contribution towards meeting the needs of older or disabled groups beyond minimum requirements in building regulations	

Criteria	Scoring criteria	
Will it provide sufficient housing to meet existing and future need?*	Development would make a significant contribution towards meeting housing need within the plan period	
	Development would make an uncertain contribution towards housing delivery within the plan period	
	Development would make no contribution towards meeting housing need, or hinder housing delivery within the plan period.	

Criteria	Scoring criteria	
Will it reduce the number of unfit or empty homes?*	Development would make a significant contribution towards reducing the number of unfit or empty properties	
	Development would have an uncertain contribution towards reducing the number of unfit or empty properties	
	Development would make no contribution of towards reducing the number of unfit or empty properties, or could increase the number of unfit or empty homes.	

Criteria	Scoring criteria	
Will it meet the needs of gypsies or travelling show people?*	Development will deliver additional pitches or sites which could help meet the needs of gypsies or travelling show people.	
	Development will make an uncertain contribution towards delivering additional pitches or sites for gypsies or travelling show people.	
	Development would make no contribution of towards delivering additional pitches or sites, or lead to the loss of sites for gypsies or travelling show people.	

To improve the health and wellbeing of the population

Criteria	Scoring criteria	
To improve the health and wellbeing of the population?	Development would improve access to or deliver new formal and informal open space and/or local sports provision (note any circumstances where quantitative losses could occur but are offset by qualitative improvements)	
	Development has potential to deliver improvements to open space and/or local sports provision within 1200m of the site (note any potential for quantitative losses as a result of development)	
	Development will make no contribution to sports or open space provision within 1200m of the site. (note any circumstances where losses could occur)	

Criteria	Scoring criteria	
Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	Development will contribute to the delivery of new healthcare facilities within 1.2km of the site, or will support the expansion of facilities within 1.2km of the site (Note distance)	
	Development will contribute to the delivery of new healthcare facilities within 3km of the development site, or will support the expansion of facilities within 3km of the site (Note distance)	
	Development will make no contribution towards the provision of, or expansion of existing facilities within 3km of the site. (note distance)	

Criteria	Scoring criteria	
Will it promote healthy lifestyles?	Development will be within walking distance (800m) of key services including town/village/local centre, school* and sports pitch.	
	Development will be within 1200m of key services including town/village/local centre, school* and sports pitch.	
	Development will be in excess of 1200m of key services including town/village/local centre, school* and sports pitch.	

To improve community safety and reduce crime and fear of crime

Criteria	Scoring criteria	
Will it reduce crime or fear of crime?	Will development of the site deliver tangible benefits in respect of reducing crime and fear of crime (explain why this effect is assigned)	
	The development of the site would have an uncertain impact in respect of crime and fear of crime (and would be largely determined by the detailed design and layout of development schemes)	
	The development of the site is likely to have no impact (or could deliver negative effects) in respect of reducing crime and fear of crime (explain why this effect assigned)	

Criteria	Scoring criteria	
Will it reduce the number of people involved in accidents	The development of the site will deliver tangible benefits in respect of reducing accidents or improving safety within or around the site (explain why this effect is assigned)	
	The development of the site would have an uncertain impact in respect of reducing accidents or improving safety within or around the site (and would be largely determined by the detailed design and layout of development schemes)	
	The development of the site is likely to have no impact (or could deliver negative effects) in respect of reducing accidents or improving safety within or around the site (explain why this effect assigned)	

To improve educational achievement and improve the district's skills base

Criteria	Scoring criteria	
Will it improve educational achievement amongst young people?*	Development contribute to the delivery of new primary and secondary education provision in a timely fashion to meet the likely needs of new development as it arises	
	Development will deliver new primary of secondary education facilities, but could lead to existing facilities operating beyond their capacity in the early phases of growth.	
	Development will not, or cannot adequately address development needs in respect of primary and secondary education provision.	

Criteria	Scoring criteria	
Will it reduce the number of working age residents who have no or lower level qualifications?	Development could make a notable contribution towards reducing the number of people with no or lower level qualifications (Explain why this effect is assigned)	
	Development would have an uncertain effect (Explain why this effect is assigned)	
	Development would have no or negative effects against this objective. (Explain why this effect is assigned)	

To promote social inclusion and reduce inequalities associated with deprivation across the district.

Criteria	Scoring criteria	
Will it narrow the inequality gap between the richest and poorest in the district?	Development will make a significant contributions to reducing inequalities for example by increasing affordable housing locally or by delivering economic growth or new health or social infrastructure in areas identified as having high levels of deprivation). (Explain why this effect is assigned).	
	Development would have an uncertain effect (Explain why this effect is assigned)	
	Development will have no effect or will lead to increasing inequalities, for example by leading to the loss of affordable housing locally or existing businesses, or the loss or closure of health or social infrastructure in areas identified as having high levels of deprivation). (Explain why this effect is assigned)	

To improve local accessibility to healthcare, education and employment, food shopping facilities and recreation resources (including open space and sports facilities) and promote and sustainable travel or non travel choices.

Criteria	Scoring criteria	
Will it make access easier for those households who do not have a car?	Development will be located within 400m of an hourly or better bus route, or within 800m by a metalled footpath of an established or proposed local/village/town centre. (Note all)	
	Development will be located within 800m of an hourly or better bus route or within 1.2km of an established or proposed local/village/town centre (by a metalled footpath). (Note all)	
	Development will be in excess of 800m from an hourly or better bus service, or more than 1.2km from an established local/village or town centre (by metalled footpath). (Note all)	

Criteria	Scoring criteria	
Will it help deliver new or protect existing local services and facilities and promote the provision of new public transport provision?	Development will deliver new local shops or community facilities accessible to new and future residents and/or will deliver improvements to public transport infrastructure (note any facilities/services)	
	Development will help sustain existing local shops, community facilities or could support existing or improved public transport provision locally. (note potential service/facilities and why uncertainty exists).	
	Development will have no or very limited effects on existing services and is not likely to deliver improvements to existing local services.	

To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel public transport and cycling)

Criteria	Scoring criteria	
Will it help minimise the impact of traffic congestion on the strategic and local road network?	Development provides opportunity to minimise congestion on the existing strategic and/or local proposed road network.	
	Development would have an uncertain effect in respect of congestion on the strategic and/or local road network	
	Development could lead to a worsening of existing congestion level on the strategic and/or local road network	

Criteria	Scoring criteria	
Will it increase the proportion of journeys using modes other than cars?	The site is located within 400m of an existing or proposed bus route with hourly or better service, and provides opportunity to connect to existing off road cycle routes.	
	The site is located within 800m of an existing or proposed bus route with hourly or better service, and/or provides opportunity to connect to existing off road cycle routes	
	The site is located in excess of 800m of an existing or proposed bus route with hourly or better service, and provides no opportunity to connect to existing or proposed off road cycle provision.	

Criteria	Scoring criteria	
Will it make best use of other infrastructure	Development can be delivered without the need for further strategic infrastructure delivery in respect of water supply, drainage or electricity supply.	
	Development would have uncertain effects on existing infrastructure and could require some strategic infrastructure (depending on phasing or other development locally).	
	Development will need to be supported by strategic infrastructure (Note all)	

In all case note expected superfast broadband rollout date based on Digital Derbyshire website: http://www.digitalderbyshire.org.uk/

To achieve stable and sustainable levels of economic growth and maintain competitiveness

Criteria	Scoring criteria	
Will it encourage the creation of new businesses to grow?	Development will support the delivery of new or improved business space or other economic development, both during construction and site operation.	
	Development will support construction industry during site build out ,but will have limited or benefits following construction	
	Development would lead to the loss of existing businesses space or employment land.	

Criteria	Scoring criteria	
Will it reduce unemployment rates and disparities across the district?	Development will support the permanent creation of new businesses (and jobs) in areas well related to existing pockets of unemployment.	
	Development may help support the creation of new businesses and jobs including on a temporary basis in areas well related to existing pockets of unemployment	
	Development is unlikely to lead to the temporary or permanent creation of new jobs	

Criteria	Scoring criteria	
Will it improve average incomes in the District?	Development is likely to create jobs and support the delivery of new businesses operating in higher value sectors	
	It is uncertain whether development will make any notable contribution in improving average incomes.	
	Development is unlikely t to have any effects on average incomes or could negatively affect the delivery of new jobs or employment space in higher value sectors.	

To diversify and strengthen local urban and rural economies

Criteria	Scoring criteria	
Will it encourage economic diversification?	Development will make a significant and permanent contribution towards diversifying the South Derbyshire Economy[1]	
	Development will make a significant, but temporary contribution towards diversifying the South Derbyshire Economy[1]	
	Development will have no effect, or a negative effect in respect of encouraging economic diversification.	

Criteria	Scoring criteria	
Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites	Development will contribute to the delivery of new employment land and will contribute to identified employment land needs within the plan period	
	Development will have an uncertain impact in respect of meeting employment needs within the plan period	
	Development will have no effect or potentially negative effect in respect of delivering adequate employment land within the plan period	

Criteria	Scoring criteria	
Development will help support and encourage the growth of the rural economy	Development will deliver new employment land provision or support businesses with the districts key service villages	
	Development could help increase local residents within key villages which will indirectly support existing rural businesses.	
	Development will have no or very limited effects on the districts rural economy	

[1] NOMIS indicates that key sectors in the South Derbyshire economy are manufacturing (7,700 jobs), public admin, education and health (6000 jobs) and distribution hotels and restaurants (5,600). Diversification of the economy in the context of this objective is identified as supporting jobs in construction (2,000 jobs), transport and communications (1,700), Finance, IT and other business services (3,700), and Tourism (2,400 jobs)

To enhance the vitality and viability of existing town and village centres

Criteria	Scoring criteria	
Will it improve existing shopping facilities?	Development will incorporate the delivery of further shops and retail services	
	It is uncertain whether development will deliver further shops or retail facilities	
	Development will not deliver further shopping facilities as part of any development scheme	

To improve the quality of new development and the existing built environment

Criteria	Scoring criteria	
Will it improve the quality of new development?	Development will make a positive contribution towards improving the quality of the built environment in South Derbyshire (note how)	
	Development will have an uncertain effect on the quality of built development within the district (explain why uncertainty exists)	
	Development would make no, or have a negative impact on the quality of the built environment in South Derbyshire.	

Criteria	Scoring criteria	
Will it provide potential to use locally available natural resources and materials?	Development could support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	
	It is unclear whether site could support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	
	There is little or no potential for development to support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	

To minimise waste and increase the reuse and recycling of waste materials

Criteria	Scoring criteria	
Will it lead to the reduced consumption of materials?	Development will deliver reduced consumption of primary materials during construction by allowing the reuse of demolition waste on site	
	Development has potential to deliver reduced consumption of primary materials during construction by allowing the reuse of demolition waste on site.	
	Development has little or no potential to reduce consumption of materials onsite during site construction	

Criteria	Scoring criteria	
Will it increase waste recovery and recycling	Development will contribute towards the delivery of new waste recovery or recycling facilities such as 'bring sites' within the development scheme.	
	Development could potentially contribute to the delivery of new waste recovery or recycling facilities on site but this is uncertain	
	Development unlikely to support the delivery of new waste recovery or recycling facilities such as 'bring sites' within the development scheme.	

Criteria	Scoring criteria	
Will it reduce the proportion of waste sent to landfill?	Development includes proposals to minimise waste going to landfill (for example through proposals to incorporate on site waste management such as composting, or through the provision of adequate storage to accommodate recycling bins and other non- black bin waste receptors. (List measures)	
	It is unclear whether development includes proposals which could minimise waste going to landfill (for example by providing space to store multiple bins for each dwelling or incorporate onsite management of waste materials)	
	Development does not include any proposals to reduce waste sent to landfill (other than through meeting minimum space standards set out in H6 the building regulations)	

To promote the implementation of sustainable construction and sustainable use of natural resources.

Criteria	Scoring criteria	
Will it promote the implementation of sustainable construction techniques?	Development will contribute to the delivery of sustainable construction techniques beyond minimum standards relevant to property type or use set out in building regulations and Schedule 3 of the Flood and Water Management Act	
	It is currently uncertain whether development will contribute to the delivery of sustainable construction techniques beyond minimum standards relevant to property type or use set out in building regulations and Schedule 3 of the Flood and Water Management Act	
	Development will meet the minimum standards applicable to specific property types or uses as set out in the building regulations and/or nationally described standards set (announced through the housing standards review).	

Criteria	Scoring criteria	
Will it help reduce the need for primary won minerals such as sand gravel?	There is known potential to recycle and reuse secondary aggregates such as demolition waste on site	
	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	
	There is no potential to reuse demolition waste or other waste materials on site	

Criteria	Scoring criteria	
Will it help ensure water resources are used efficiently?	Development will incorporate water efficiency measures to supress water usage to 110/l/p/d or less for domestic dwellings	
	It is uncertain whether developments will include water efficiency measures to deliver the water efficiency beyond that set out in part G of the building regulations.	
	Development will meet minimum standards in respect of water efficiency as set out in part G of the building regulations (125l/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution

Criteria	Scoring criteria	
Will it reduce water pollution?	Development will contribute to water quality improvements within and close to the site (for example through the removal of culverts and naturalisation of watercourses, the inclusion of suds which discharge to ground or which polish surface water prior to discharge to local water courses)	
	Development has potential to contribute towards water quality improvements (see measures above) although it is unclear whether any benefits will be delivered due to the lack of detail about the design of the scheme.	
	Development will have no or a negative effect on local water quality (for example by overloading local sewer networks which are prone to overflow during extreme weather events or by increasing diffuse pollution in catchment failing to meet WFD or other identified targets (ie. River Mease)).	

Criteria	Scoring criteria	
Will it reduce light pollution	Development will have no discernible impact in respect of light pollution.	
	Development could have some impact in respect of light pollution, but levels associated with development would be consistent with neighbouring land uses.	
	Development could have a notable or significant impact in respect of light pollution due to the lack of existing light pollution locally or the duration, nature of use (i.e. 24 hour operation of a commercial site).	

Criteria	Scoring criteria	
Will it improve air quality?	Development will have a positive impact on air quality (for example by reducing traffic pressure on existing areas which are known to fail minimum air quality standards or other sites with known issues (for example AQMAs in Derby or Burton or Clock Island in Woodville. (note any uncertainty that exists)	
	Development is unlikely to have any notable effect on air quality or impacts are uncertain.	
	Development has the potential to have a negative effects on air quality locally	

Criteria	Scoring criteria	
Will it reduce noise pollution?	Development is likely contribute towards reducing noise pollution locally or could support a reduction in noise complaints (note how)	
	Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.	
	Development would lead to a general increase in noise pollution locally or would be likely to lead to an increase in the number of noise complaints	

To minimise the irreversible loss of undeveloped greenfield land

Criteria	Scoring criteria	
Will it reduce the loss of agricultural land to new development	Development site s brownfield, or poorly restored and would not lead to the loss of productive agricultural land	
	Development site is greenfield but is unlikely to comprise best and most versatile land (note ALC and indicative proportions)	
	Development site is greenfield and comprise best and most versatile land (note ALC and indicative proportions)	

To reduce and manage flood risk and surface water runoff

Criteria	Scoring criteria	
Will it reduce the impacts of flood risk?	Development will help reduce flood risk either on or off site (note how)	
	Site will have no discernible positive or negative impact in respect of flood risk (note how)	
	Site will have a negative effect on flood risk either on or off site (note how)	

In all cases note flood zone and whether sequential test passed.

Criteria	Scoring criteria	
Will it reduce the unmitigated release of surface water run off?	Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site	
	Site includes an engineered drainage system that attenuates water on site and discharges it into watercourse or surface water drainage network at greenfield rates	
	Development discharges to the combined sewer network	

To reduce and manage the impacts of climate change and the districts contribution towards the causes

Criteria	Scoring criteria	
Will it reduce the causes of climate change?	Site is located within 400m of access to an hourly or better bus or train service and within 800m of an existing or proposed village or local centre and within 2km of a major employment area (greater than 10ha).	
	Site is located within 800m of an hourly or better bus or train service and within 1.2km of an existing or proposed village or local centre and within 4km of a major employment area (greater than 10ha)	
	Site is located in excess of 800m of an hourly or better bus or train service and more than 1.2km of an existing or proposed village or local centre and more than 4km of a major employment area (greater than 10ha)	

Criteria	Scoring criteria	
Will it provide the opportunity for additional renewable energy generation in the district	Development will deliver renewable energy capacity or distributed energy network as part of the proposal	
	Development has the potential to deliver renewable energy capacity or distributed energy network as part of the proposal	
	Development is unlikely to make any contribution towards the delivery of additional renewable energy capacity on site or towards the delivery of a distributed heat network.	

To protect and enhance the setting of historic, cultural, architectural and archaeological heritage of the district

Criteria	Scoring criteria	
Will it protect and enhance the setting of historic, cultural, architectural and archaeological features in the district?	Development will protect cultural heritage features and their setting or deliver improvements to existing cultural and heritage features (explain why)	
	It is unclear whether development could give rise to significant cultural or heritage impacts. (List any possible effects possible and why uncertainty arises)	
	Development is likely to negatively affect existing cultural or heritage assets including HERS sites and/or listed buildings/Conservation Areas (explain why)	

To improve access to the cultural heritage of the District for enjoyment and educational purposes

Criteria	Scoring criteria	
Will it improve access to the public and understanding of the districts historic and cultural features?	Development could contribute to improved access and or improved interpretation of historic or cultural features. (Explain why)	
	Development will have an unknown or uncertain impact. (Explain why)	
	Development could erode local access to or negatively impact the interpretation of historic or cultural features. (Explain why)	

To conserve and enhance the districts landscape and townscape character

Criteria	Scoring criteria	
Will it reduce the amount of derelict or degraded land within the district?	Site is wholly brownfield or degraded (including contaminated) land and/or listed on NLUD	
	Site is a mix of brownfield and greenfield land (list proportions)	
	Site is greenfield only.	

Criteria	Scoring criteria	
Does it respect and protect landscape character?	Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	
	Area is located in an area of secondary importance according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	
	Area is located in an area of primary importance according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	

Criteria	Scoring criteria	
Will it protect and create open spaces, landscape features, woodlands hedges and ponds?	Development will make a positive contribution towards the protection of existing landscape features and will contribute towards the delivery of new features (list how)	
	Development will have an unknown or uncertain impact.	
	Development will have a negative impact on existing landscape features which is unlikely to be fully offset by the delivery of new open space and planting.	

*Denotes a criteria which is not assessed in appraisals of employment land

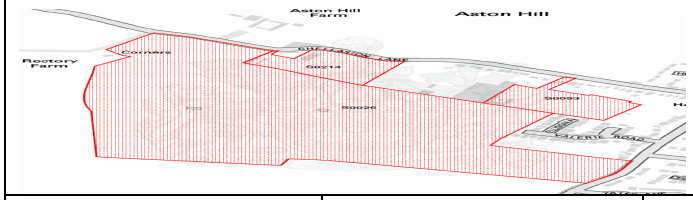
Site 1: S0026, S0093 and S0214. Sites at Chellaston Lane and Valerie Road, Aston On Trent

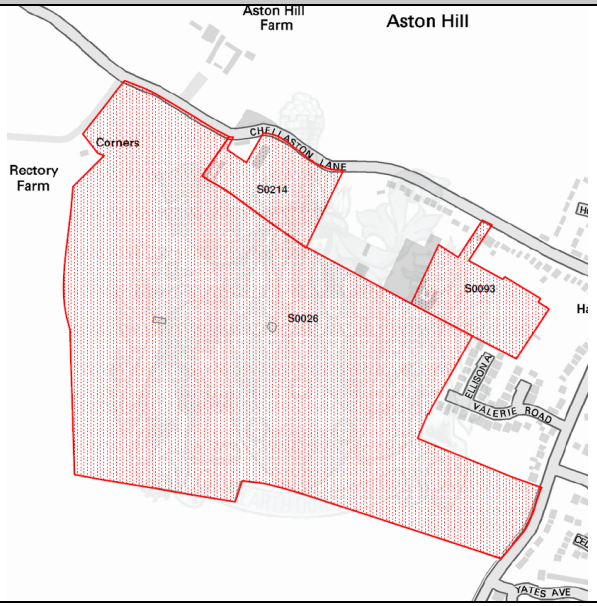
Description:

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

There are two further sites in the village capable of accommodating strategic growth, one located to the east of Derby Road, and the second located on the former Aston Hall Hospital.

This site comprises of agricultural fields and is made up of two immediately adjacent land holdings. The field boundaries are defined by hedgerows and trees. The site extends some 34.5ha and is currently in multiple ownership, but the owners are willing to develop the site for residential use and there is medium to high developer interest.





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- Site is located within 300m of SD163 (Long Walk Wood) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- 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 deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites 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, 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 has potential to deliver new or improve existing facilities located 800m away on Shardlow Road.	- Ensure new development improves access by walking and cycling to facilities in the villages.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities which are located at Aston, and Shardlow. Facilities in Aston are part time only but would be easily accessible from this site (i.e. within 1200m). - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 400m of the village centre and within 800m of both the village school and sports pitch/park. The site is also well related to informal walking routes around Long Walk Wood. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- As above - Inclusion of a general design excellence policy in plan.
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety around the Chellaston Lane and Weston Road junction and the Weston Road/Derby Road Junction. It is unclear whether site development could offer mitigation to improve visibility and reduce parking/congestion on these routes.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity and cannot extend to accommodate growth, although the scale of this site is unlikely to have a significant impact on this school. - There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - Unclear whether growth could be delivered before, or at the same time as new housing growth. - The nearest primary school is Aston on Trent Primary School, though the capacity details are currently unknown.	- Continue liaising will local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the shills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to the existing village, and will be located within 400m of Aston village centre. Bus stops are located close to the site (within 400m) on Weston Road and Derby Road. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - Secondary School provision is at Chellaston Academy in Derby City, although this school cannot accommodate further growth. - There are employment opportunities in Derby City around Raynesway, and in Castle Donington. - There is an hourly bus service between Aston on Trent and Derby. However, there is no evening service.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. - No information regarding site services or facilities has been provided in respect of this site by site promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The main road through Aston (Weston Road) has capacity limitations, caused mainly by parked cars and an otherwise narrow carriageway. It is unclear whether development of this site could help improve local road capacity. - It is likely that the development of this site in combination with additional growth locally, would impact upon the A6 and the roundabout junction of the A6 and the B5010. - The surrounding rural road network is not of a standard that would easily cope with strategic levels of development.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor. - The provision of additional pedestrian/cycle links could improve the local PROW network.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2014	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate policy in the plan to reduce effects of development in respect of water or light pollution.
	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. - Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield, although part of the site has formerly been used for landfill although site has been restored and is greenfield - Land is partially classified as best and most versatile with around 50% of the site being Grade 2 and 50% being Grade 3B	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Sites are located outside of areas at fluvial flood risk and it is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Sequential Test passed	- Inclusion of SUDS policy in the Plan.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs and primary school provision, although the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision.	- Appropriate transport policy to be included in the plan to maximise travel choice. - Appropriate energy policy to be included in the plan.
	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?		- Development is unlikely to affect the setting of the village conservation area or any listed buildings. - Development on the site to the south of Chellaston Lane could lead to the loss of intact ridge and furrow although no details on site layout and design have been submitted by site promoters. - No HERS sites are located within the site	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal to the south of the village.	- Ensure sites connect to existing public rights of way, cycle routes and the Trent Mersey Canal beyond.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Policy to ensure that existing hedgerows and tree belts on development sites are preserved and inform site layout.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This site parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

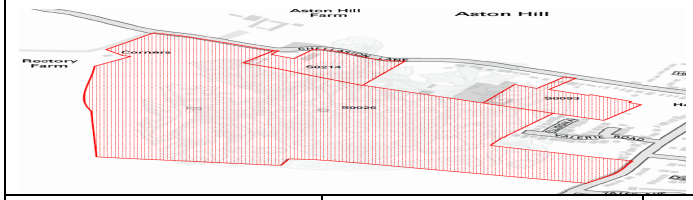
Site 2:S0061, S0163. Land between Aston Lane and Moor Lane, Aston on Trent

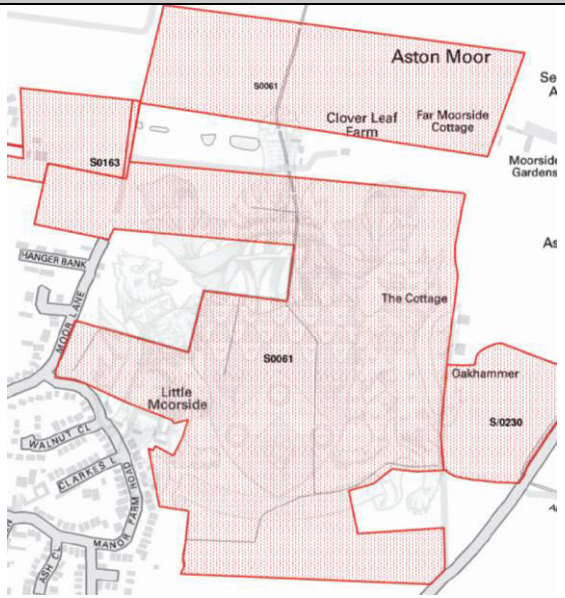
Description:

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

There are two further sites in the village capable of accommodating strategic growth, one located to the south of Chellaston Lane and the second located on the former Aston Hall Hospital.

This area comprises of three adjacent sites extending some 27.5ha. The sites comprise of agricultural fields, in arable use. The field boundaries are defined by hedgerows and trees. The sites included in this land parcel are currently in multiple ownership, but the owners are willing to develop the site for residential use and there is medium to high developer interest.





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally/nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- SD167 (Brickyard Plantation) which is around 250m away from the site boundary of site S0061. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extension and will not bring empty homes back into use, or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development has potential to deliver new or improve existing facilities located 800m away on Shardlow Road.	- Ensure new development improves access by walking and cycling to facilities in the villages.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities, which are located at Aston, and Shardlow. Facilities in Aston are part time only but would be accessible from this site. - Development could help fund improvements to local medical facilities located around 800m from the site	
	Will it promote healthy lifestyles?		- Site is located with 400 of village centre and sport pitch, and within 600m of both the village schools. The site is also well related to informal walking routes around the eastern edge of the village and the Trent and Mersey Canal beyond. - The site could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety, around the Weston Road/Derby Road Junction. It is unclear whether site development could offer mitigation to improve visibility and reduce parking/congestion on these routes.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity and cannot extend to accommodate growth. However, the scale of this site is unlikely to have a significant impact on this school. - There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - There are proposals to deliver a new secondary school on the edge of Derby. - The nearest primary school is Aston on Trent Primary School, although the capacity details are currently unknown. - It is unclear whether growth could be delivered before, or at the same time as new housing growth.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000. - There is an identified need for affordable housing in this area	- 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 located adjacent to the existing village and will be located within 400m of Aston village centre. Bus stops are located close to the site (within 400m) on Derby Road. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - Secondary School provision for the site is at Chellaston Academy in Derby City, although this school cannot accommodate further growth. - There are employment opportunities in Derby City around Raynesway, and in Castle Donington. - There is an hourly bus service between Aston on Trent and Derby. However there is no evening service.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision, and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The main road through Aston (Weston Road) has capacity limitations, caused mainly by parked cars and an otherwise narrow carriageway. It is unclear whether development of this site could help improve local road capacity. - It is likely that the development of this site in combination with additional growth locally, would impact upon the A6 and the roundabout junction of the A6 and the B5010. - The surrounding rural road network is not of a standard that would easily cope with strategic levels of development.	- 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 Aston on Trent and Derby. However there is no evening service. - The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor. - The provision of additional pedestrian/cycle links could improve the local PROW network.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth, and development in this area can be accommodated without further strategic infrastructure provision, in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband expected 2014	

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

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Groundwater Protection Zone = No	- Ensure appropriate noise, light and water mitigation is included in the Plan
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality?		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - Development could lead to increased noise complaints, as a result of the proximity of sites to the airport, the Donington Park Race Circuit, Shardlow Quarry and the A50 trunk road.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- Site is greenfield and is Grade 3a across the site. This agricultural land is therefore classed as is best and most versatile.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- Sites are located outside of areas at fluvial flood risk and is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Sequential Test passed as site within flood zone 1.	- Inclusion of SUDS policy in the Plan.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms homes. Villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs and primary school provision, although the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarkets and secondary school provision.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development is unlikely to affect the setting of the village conservation area or any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area - No HERS records within the site	- None Identified.
To improve access to the cultural heritage of the District, for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact but there may be potential to significantly improve connectivity of this part of the village to the Trent Mersey Canal to the south, by better signposting of existing routes.	- Ensure sites connect to existing public rights of way, cycle routes and the Trent Mersey Canal beyond.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- That existing hedgerows and tree belts on the site are preserved and will inform the site layout.
	Does it respect and protect existing landscape Character?		- The site is located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity - The site is largely contained by the existing village boundary and the A50, although careful landscaping would be required, due to the flat and relatively open nature of this area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees close to the village edge. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - The large parcel could contribute towards green infrastructure provision. - Uncertain effects have been identified due to the lack of information held regarding potential site design and layout.	

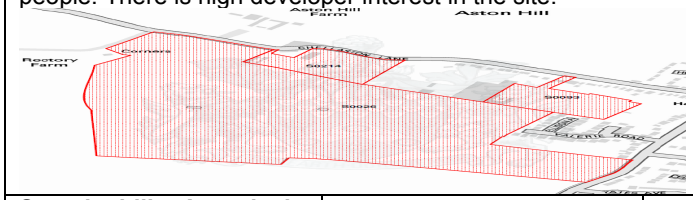
Site 3: S0251, Former Aston Hall Hospital Site, Aston On Trent

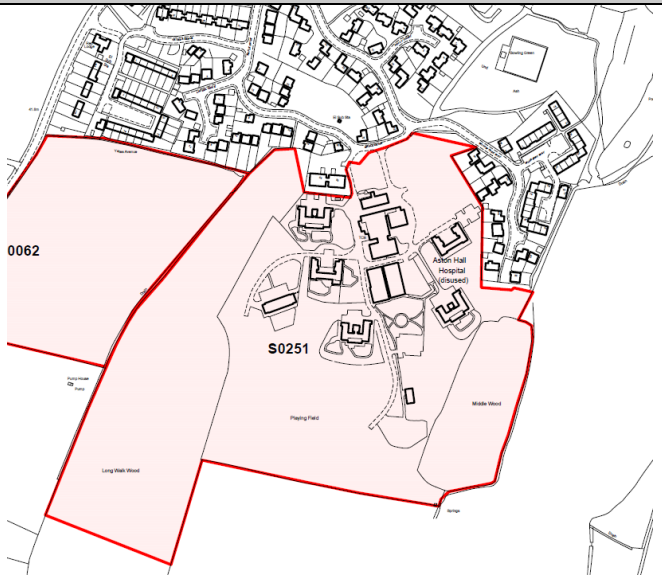
Description:

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

There are two further large sites in the village capable of accommodating strategic growth, one located to the east of Derby Road, and the second located to the south of Chellaston Lane.

This site is previously developed and a number of derelict hospital and infirmary buildings remain, it extends some 12.7ha. The site is in single ownership and the owners are willing to develop the site to provide a mix of residential dwellings and a care village for older people. There is high 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) enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- SD163 (Long Walk Wood) is located within the site area for the development. - No building works are proposed on site. Development on this part of the site would comprise of footpath improvements and management of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- The developer has provided the council with a site master plan for this site, through pre-application submissions. This indicates that tree planting and new habitat creation would form part of the development proposals.	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of a significant number of homes including up to 30% affordable housing which could be used to place people identified as homeless within South Derbyshire.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- The developer is proposing the development of a private care village. This could contribute towards meeting the wider needs of older residents in this area.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- The site is derelict and previously developed, although there are no identified empty homes on this site.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development would deliver new informal open space and would open up a currently derelict site for use by the wider community. It would also improve existing PROW around the site (including in Middle Wood and Long Walk Wood) and would deliver additional sports and leisure provision (such as a gym), although it is not currently known whether this would be accessible to non-care home residents (albeit on a private basis).	- Ensure new development improves access by walking and cycling to facilities in the villages and neighbouring wildlife sites.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities which are located at Aston, and Shardlow. Facilities in Aston are part time only but would be easily accessible from this site. (within 800m) - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre and within 1200m of both the village school and sports pitch/park. The site is also well related to informal walking routes around Long Walk Wood and would improve existing PROW in this area. - The site could connect to an existing PROW network in this area. - Development could significantly improve access to sports and leisure provision in the village (albeit on a private basis).	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- The site is frequently subject to vandalism, including fire setting. Redevelopment of the site could make a significant positive impact in reducing ASB in this area.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- The site is currently unsafe and as such, is not publically accessible. The site is subject to frequent trespassing and redevelopment could make the site safer for local communities.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity and cannot extend to accommodate growth. However, the scale of this site is unlikely to have a significant impact on this school. - There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - There are proposals to deliver a new secondary school on the edge of Derby. - The nearest primary school is Aston on Trent Primary School, although the capacity details are currently unknown. - The site is smaller than other strategic sites in the village and there would be less impact on local schools, especially if a notable part of the site is developed as a care village.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities, associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000. - There is an identified need for affordable housing in this area	- 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 is well related to the existing village and will be located within 800m of Aston village centre. Bus stops are located close to the site (within 400m) on Weston Road and 800m on Derby Road. - There are some local facilities including; shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at Chellaston Academy in Derby City, although this school cannot accommodate further growth. - There is an hourly bus service between Aston on Trent and Derby. However there is no evening service. - New sports provision, shops and other leisure facilities would be developed as part of the care village, although it is not known whether these would be publicly accessible.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	

To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The main road through Aston (Weston Road) has capacity limitations, caused mainly by parked cars and an otherwise narrow carriageway. It is unclear whether development of this site could help improve local road capacity. - It is likely that the development of this site, in combination with additional growth locally, would impact upon the A6 and the roundabout junction of the A6 and the B5010. - The surrounding rural road network is not of a standard that would easily cope with strategic levels of development.	- 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 Aston on Trent and Derby. However, there is no evening service. - The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor. - The provision of additional PROW, on and around the site could improve accessibility in and around the village.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. Development in this area can be accommodated without further strategic infrastructure provision, in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband expected in the village in 2014	
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Development would support the construction industry and other businesses involved in marketing and selling new homes during site build out. - Post development, the site would create new employment associated with the care village aspect of the development.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis. - In the longer term, development would support the creation of new, permanent employment for carers and other related jobs. - It is unclear whether the jobs could be filled by local residents, or how many jobs would be created.	
	Will it improve average incomes in the District?		- The proposed development will have no or uncertain effects 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. - Permanent jobs would most likely be created in sectors related to health and social care. The District already has high levels of employment in these areas and development may not diversify the local economy significantly.	- 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 and economic development, associated with the construction and operation of a care village within a rural area could help sustain existing rural shops and other businesses located in Aston and surrounding villages.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- This development will deliver additional shops or services including health care facilities and restaurants, although it is unclear whether these will be available for use by existing village residents.	- Ensure good connectivity to Aston village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is previously developed. The clearance of existing derelict buildings and site reuse would have a positive impact on the local townscape character. It could also improve the setting of Aston Hall Hospital (listed) and the village conservation area.	- 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 and stone or locally produced construction materials, such as bricks or tiles.	

To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is previously developed and there is potential to reuse waste materials on site, during the construction phase. - New development would lead to a general increase in waste generation, during construction and operation phases of development.	- 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. (Further information required)	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements which could accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations 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 potential to reuse demolition waste onsite as engineering fill, or secondary aggregates. - The use of materials used overall, could be reduced through the adoption of site waste management plans. - There is historic landfill on site, It is unclear whether this could have implications in respect of waste generation.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - The developer's master plan indicates the use of a sustainable drainage system which will mimic natural drainage.	
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Groundwater Protection Zone = No	- Ensure appropriate noise, light and water mitigation is included in the Plan
	Will it reduce light pollution?		- Development is likely to lead to increase 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. - Development could lead to an increase in noise complaints, as a result of the proximity of the site to the airport, the Donington Park Race Circuit and Shardlow Quarry.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site is previously developed and will not result in any loss of productive agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The sites is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Sequential Test passed as site within flood zone 1.	- Inclusion of SUDS policy in the Plan.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- The site is relatively well located in respect of day to day retail needs and primary school provision, although it is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development according to the indicative master plan, drawn up by the developer would improve the setting of the village conservation area and Aston Hall Hospital. - HER Ref 27751 located within the site	- Inclusion of policies to protect the setting of nearby listed buildings and conservation area.

To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will offer limited potential to enhance local PROW access towards the Trent and Mersey Canal, to the south of the village and connectivity between this area and the village centre. -	- Ensure sites connect to existing local public rights of way, cycle routes and the Trent Mersey Canal beyond - Appropriate heritage surveys undertaken prior to development.
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 wholly brownfield and derelict and would require remediation prior to development.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That sites deliver biodiversity gain in line with objectives of national planning policy - Inclusion of appropriate remediation policy in the plan.
	Does it respect and protect existing landscape Character?		- 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).	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements such as existing development to the north, woodland to the east and west and hedgerows to the south. - Hedgerows, trees or other landscape elements would contribute towards integrating new development into the local landscape. - This land parcel could contribute towards green infrastructure provision. - The site master plan submitted by the developer, would protect significant landscape elements around and within the site and strengthen these through improved connectivity between areas of landscape interest, though the provision of a new green corridor through the site and improved PROW within and adjacent to the site.	

Version 1d

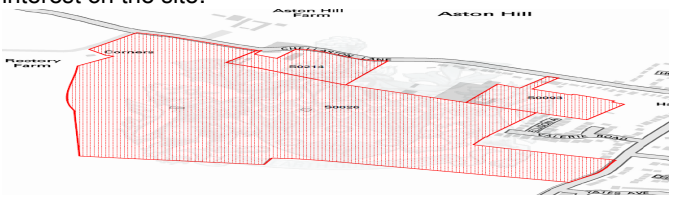
Site 4: S0006:Etwall: Land at Egginton Road, Etwall

Description:

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

The site extends some 9.7ha and is comprised of agricultural land. The site is bounded by the A50 to the south and existing residential development to the north and east.

The site is in single ownership and there is a high level of 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/ 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.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no County wildlife sites within 500m of this site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is no information held on the likelihood of the site, including measures to secure biodiversity gain on site.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- There is an identified shortfall of 18 affordable homes within Etwall. - Strategic sites would be expected to deliver up to 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 deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need, in combination with other developments in South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- The site is an urban extension and would not facilitate the reuse of empty properties.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. Existing facilities are located within 800m of this site.	- Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Hilton (Welland Road (within3km), Willington (Repton Road) and Mickleover (Vicarage Road), all of which all are accepting new patients. - Development could help fund improvements to local medical facilities, although it is unlikely that new facilities would be delivered in Etwall.	
	Will it promote healthy lifestyles?		- Development will be within walking distance (800m) of key services, including the village centre, primary and secondary schools, sports pitch and leisure centre.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development will have uncertain effects in respect of the highways safety in respect of the local highways network.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port in Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - Etwall primary has no capacity for growth, but is able to accommodate limited growth through expansion. - It is unclear whether school expansion could be delivered in a timely fashion, to meet the needs of development as it arises.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area, there is an identified shortfall within Etwall. - There are below average levels of deprivation, with Etwall, being amongst the 20% of the least deprived areas in the District.	- 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 is located adjacent, or close to the village, and within 800m of a range of facilities in Etwall - There are some local facilities (including: a shop, primary school, secondary school, public house, cash point, chemist, dentist, library, and leisure centre). Bus stops are located close to the site (within 400m) on Egginton Road. - There are employment opportunities at Dove Valley, Burnaston, Hilton and in Derby. - There is a half hourly bus service (with an hourly evening service), connecting Etwall with Derby and Burton. - There is a multi-user greenway that connects Etwall to Hilton and Mickleover.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Etwall has good access to the A516 and the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development. - Development would have an uncertain effect on the local road network.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure
	Will it increase the proportion of journeys using modes other than cars?		- There is a half hourly bus service (with an hourly evening service), connecting Etwall with Derby and Burton. Bus stops are located within 400m of the site, on Egginton Road. - There is a multi-user greenway that connects Etwall to Hilton and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel.	
	Will it make the best use of other infrastructure?		- There are no identified strategic issues in this area in respect of; water supply, waste water treatment, sewerage infrastructure or electric supply, although local capacity improvements may be needed to existing sewerage to accommodate growth - Commercial coverage of superfast broadband expected by 2015.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses, or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it encourage economic diversification?		- 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.	
To diversify and strengthen local urban and rural Economies.	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	- Inclusion of appropriate policies in Plan to encourage/sustain/ - protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within the village centre located nearby.	- Ensure good connectivity to Etwall village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make, in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of 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 reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site, during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards, set out in the building regulations 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 that use is below what is required by part G of the building regulations. - There is potential for the inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- Ensure appropriate noise, light and water mitigation is included in the Plan Need for buffer between STW and any other development in policy
	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 contribute towards air quality improvements locally. - Development could increase odour complaints, as a result of the proximity of the site Sewage Treatment Works.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - Development could lead to an increase in noise complaints, as a result of the proximity of sites to the A50 and A516.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site would lead to the loss of greenfield agricultural land although none of the site is classed as best or most versatile being grade 3b or lower.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is located outside of areas at fluvial flood risk and is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Site partially located in floodzone 3. May be potential to restrict growth in areas at risk but there are sequential preferable sites available in the village. If site allocated for housing exceptions test required*	- Ensure that new housing is steered away from areas of identified flood risk. - Exceptions test required if selected
	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?		- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of local service provision within Etwall and has access to an hourly or better bus service within 400m and schools, shops and leisure provision within 800m The nearest employment site over 10h, is in excess of 2km, but within 2km (Hilton Depot). The nearest supermarket is located in Hilton.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development is unlikely to affect the setting of the village conservation area or any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. - HER 19804 (ridge and furrow) located within the site	- None identified
To improve access to the cultural heritage of the District, for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development would have an uncertain impact in respect of these objectives.	- Ensure sites connect to existing local public rights of way, 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 wholly greenfield.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That sites deliver biodiversity gain in line with objectives of national planning policy
	Does it respect and protect existing landscape Character?		- Site is located in an area of lower sensitivity according to the County Council's area of multiple environmental sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is reasonably well contained to the north and west by existing landscape elements, such as existing development (including WWTWs) and development to the north and along Egginton Road. The site is less well contained to the south and some agricultural land would remain between this development and the A50 to the south. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effects have been identified due to the lack of information held regarding the potential site design and layout.	

Site 5:Etwall:S0033 Land South of Willington Road, Etwall

Description:

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

The site extends some 15.4ha and is comprised of agricultural land. The site is bounded by Willington Road to the North and existing residential development to the west

The site is in multiple ownership and there is a high developer interest on the site. At the time of appraisal, a planning application was submitted for up to 100 dwellings and a new cricket pitch on the site. Ref 9/2014/1040

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no County wildlife sites within 500m of this site.	
	Could development affect protected species or BAP priority species?		- No protected species have been identified on site through a recent phase 1 habitat survey commissioned by site promoters - There are a number of trees with potential to provide roosting or foraging habitat for bats	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- The site will include grassland (as amenity open space), SUDS and peripheral tree planting. - It is unclear whether these features will be designed and managed to deliver biodiversity gain.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- There is an identified shortfall of 18 affordable homes within Etwall. - Strategic sites would be expected to deliver up to 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 deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No is information currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need, in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- The site is an urban extension and would not facilitate the reuse of empty properties.	
	Will it meet the needs of travelling show people?		- No site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development will secure the provision of an upgraded cricket pitch and associated pavilion. Development proposals will also deliver new informal open space provision. - The previous cricket pitch will be partially used to extend the burial grounds of the local church.	- Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Hilton (Welland Road 3km away), Willington (Repton Road), and Mickleover (Vicarage Road) all of which all are accepting new patients. - Development could help fund improvements to local medical facilities, although it is unlikely that new facilities would be delivered in Etwall.	
	Will it promote healthy lifestyles?		- Development will be within walking distance (800m) of key services, including the village centre, primary and secondary school, sports pitch and leisure centre (by public right of way). Distances by road are slightly longer.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety in respect of the local highways network.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port in Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - Etwall primary has no capacity for growth, but is able to accommodate limited growth through expansion. - It is unclear whether school expansion could be delivered in a timely fashion, to meet the needs of development as it arises.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area – there is an identified shortfall within Etwall. - There are below average levels of deprivation within Etwall. Etwall is amongst the 20% of the least deprived areas in the District.	- 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, recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		- The sites are located adjacent, or close to the village, and within 800m of a range of facilities in Etwall. - There are some local facilities (including a shop, primary school, secondary school, public house, cash point, chemist, dentist, library, and leisure centre). Bus stops are located close to the site (within 400m) on Willington Road. - There are employment opportunities at Dove Valley, Burnaston, Hilton and in Derby. - There is a half hourly bus service (with an hourly evening service) connecting Etwall with Derby and Burton. - There is a multi-user greenway that connects Etwall to Hilton and Mickleover.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would support the provision new open space and sports provision and would support existing health care provision and shops in the village. It is also likely to support investment into local primary, secondary and post 16 education facilities.	
To make best use of existing infrastructure, reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Etwall has good access to the A516 and the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development. - Development would have an uncertain effect on the local road network.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure
	Will it increase the proportion of journeys using modes other than cars?		- There is a half hourly bus service (with an hourly evening service) connecting Etwall with Derby and Burton. Bus stops are located within 400m of the site on Willington Road. - There is a multi-user greenway that connects Etwall to Hilton and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel.	
	Will it make the best use of other infrastructure?		- There are no known strategic issues in this are in respect of water supply, waste water treatment or sewerage infrastructure or electric supply, although a local pumping station is likely to be needed to serve development given site topography. - Coverage of superfast broadband expected by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses, or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- Development will increase the number of local residents in the village and will help to sustain existing shops and businesses in the village.	- Ensure good connectivity to Etwall village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. (Application is outline only).	- 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 and stone or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of the development.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided to date).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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 that the use is below what is required by part G of the building regulations. - Surface water drainage on site to be managed via an engineered SUDS scheme.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents form noise/light from outdoor recreation facilities proposed on site
	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. - Overall development is unlikely to have any notable impact in respect of light pollution.	
	Will it improve air quality?		- Development is unlikely to have any notable impact on air quality.	
	Will it reduce noise pollution?		- Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site would lead to the partial loss of greenfield, agricultural land. - Land is not classed as best and most versatile being grade 3b and lower	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The 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 implementation of the proposed SUDS. - Sequential Test passed as site within flood zone 1.	- Ensure that new housing is steered away from areas of identified 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. A SUDS is included as part of the drainage strategy for the site.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of local service provision within Etwall and has access to an hourly or better bus service within 400m and schools, shops and leisure provision within 800m The nearest employment site over 10h is in excess of 2km away but within 4km. (Hilton Depot). The nearest supermarket is located in Hilton.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development is unlikely to affect the setting of the village conservation area or any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. - No HERS records within this site	- None identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development would have an uncertain impact in respect of these objectives.	- Ensure sites connect to existing local public rights of way, cycle routes and Etwall village centre.
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 wholly greenfield.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That sites deliver biodiversity gain in line with objectives of national planning policy - Ensure development protects the setting of Etwall lodge.
	Does it respect and protect existing landscape Character?		- Site is located in an area of lower sensitivity according to the County Council's area of multiple environmental sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is reasonably well contained to the north and west by existing landscape elements, such as existing development along Belfield Road and Willington Road. The site is less well contained to the south. - Hedgerows, trees or other landscape elements would be retained and contribute towards integrating new development into the landscape. - This land parcel would contribute to the delivery of new GI in the form of a Cricket pitch, new informal open space and a new surface water management system.	

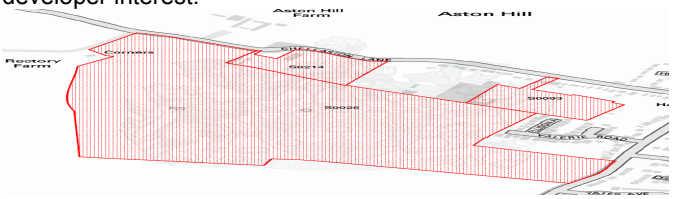
Site 6: S0034, S0234, S0235, S0235a, S0222: Rear of the Salt Box Café Hatton (Land North East of Hatton)

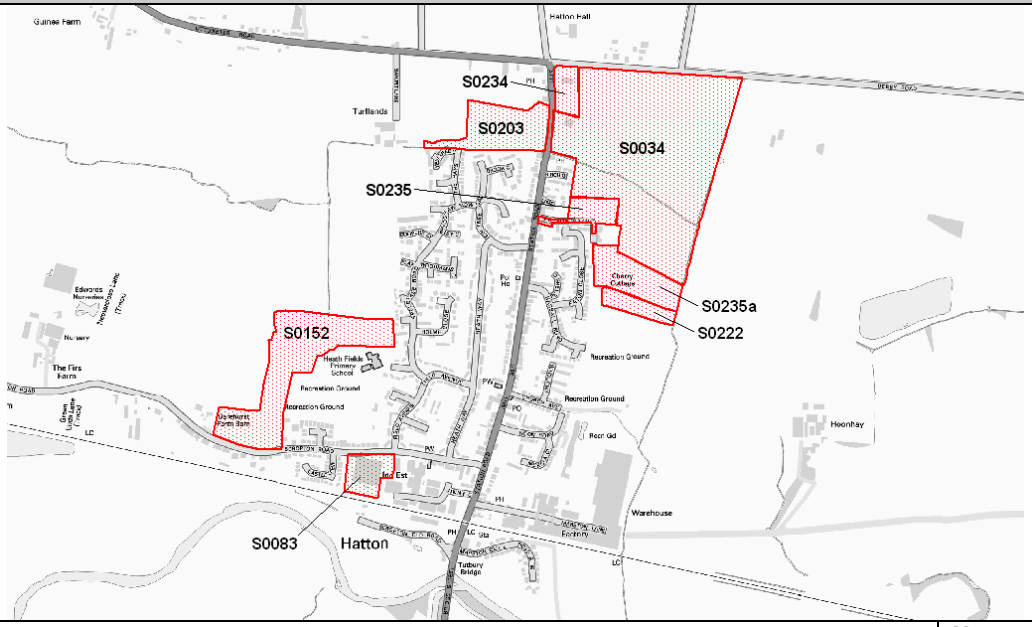
Description:

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

The sites comprises of agricultural fields bordered by trees and hedgerows, which are prominent on the eastern boundary due to flat nature of the local landform. The site lies in an area of flood risk, although the recent completion of flood defences around the village would prevent flooding from flood event up to and including a 1:100 year event.

The site as a whole 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/ 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.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non-statutory wildlife sites located within 500m of the boundary of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided any information to the authority regarding site ecology, or proposals to deliver biodiversity gain on site. - However, given the nature of the site, there is considered to be potential to deliver greater biodiversity through habitat creation.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- 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 deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site would contribute to overall housing need, in combination with other developments in South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

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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, although the site is located within 400m of the nearest recreation ground	- Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Tutbury, located around 2km from the site. - It is unclear whether strategic growth could support the delivery of new medical facilities locally.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre, primary school and sports pitch, although northern sites are beyond this threshold.	
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 the identified sites.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Development in Hatton would contribute to the ongoing maintenance costs of around £70,000 per annum. This scheme will protect the village from flooding from the River Dove and other local watercourses. - Development may also contribute towards reducing HGV movements through the village.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - The nearest primary school is Hatton Primary School. This school has room for expansion. - It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development, as it arises.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- 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 which has seen constrained levels of market and affordable housing, with only 6 homes built since 2006 within the village.	- 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 is located adjacent to the existing village and would be within 800m of the village centre which has a limited range of facilities, including shops, primary school, cash point, community centre, convenience shop, petrol station, outdoor leisure provision, post office, public house and a mobile library service. - There are employment opportunities in Hatton itself, as well as Church Broughton. - There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. - The village has a railway station with an hourly service to Derby and Crewe. - The provision of additional pedestrian/cycle links could improve the local PROW network, which is limited to the north east of Hatton.	- Requirements for Green Travel Plans, or other measures to secure non-car travel. - Ensure the delivery of appropriate new retail, education or other community facilities on site.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision in the village and could support existing shops and other services in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Hatton has good access to the A511 and the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development.	- 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 to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. - The provision of additional pedestrian/cycle links could improve the local PROW network. - Hatton is one of only two villages in the District which has a train station. - The village has relatively good service provision and is well related to nearby major employment sites (including within the village), which could help reduce the need to travel.	
	Will it make the best use of other infrastructure?		- 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 or Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth. - Coverage by superfast broadband expected in 2015.	

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To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ - protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- Development could increase shopping provision on site, although this is not clear. No site masterplan has been submitted by the developers. - Development will increase the number of local residents in the village and will help sustain existing shops and businesses in the village.	- Ensure good connectivity to Hatton village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution that this site could make in respect of urban design is likely to be determined by the detailed layout and design of any scheme proposed.	- 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 and stone or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling, through the provision of appropriate storage for bins and bring sites although this is uncertain. (No information in respect of waste provided to date).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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?		- The sites are greenfield and would not present opportunities to reuse demolition waste or materials on site.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure that the use is below what is required by part G of the building regulations.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone southern edge of the site falls within the total catchment of a GPZ.	- Ensure appropriate amenity policy is included in the plan - Ensure the provision of an appropriate development free easement along the watercourse which flows through the site
	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. - Overall development is unlikely to have any notable impact in respect of light pollution.	
	Will it improve air quality?		- Development is unlikely to have any notable impact on air quality but given proximity to a nearby coffee manufacturing facility, development could give rise to increased complaints regarding odour.	
	Will it reduce noise pollution?		- Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site would lead to the partial loss of greenfield, agricultural land. - Based on agricultural land classification held by the Council this land appears to be Grade 3b and as such not best and most versatile.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site lies within flood zone 3, which represents a high risk from flooding. However, the proposal would be expected to contribute towards the ongoing maintenance of flood defences. This would help defend new and existing residents from river flooding. Development would therefore help reduce and manage flood risk locally. - Site would require sequenttial test following update to flood mapping locally.	- Ensure development contributes to the ongoing maintenance of recently completed flood works - Exceptions test required
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms of homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of local service provision within Hatton and has access to an hourly or better bus service within 400m and a primary school, shops and leisure provision within 800m. The nearest employment site over 10h is within 2km. The nearest supermarket is located in Hatton. Secondary education provision is located in excess of 4km in Etwall. - Development could help manage climate change impacts associated with flooding locally.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- There is no conservation area in Hatton. - There are no listed buildings likely to be affected by housing development on this site. - There may be limited potential for development to affect the setting of Tutbury Castle (a SAM and listed building) to the south where sites are visible - HERS 20309 within the site (ridge and furrow)	- Ensure site is designed to protect the setting of heritage assets in the vicinity.
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- No opportunities to improve access to historic or cultural assets are identified.	- Ensure sites connect to existing local public rights of way, cycle routes and local village centre.
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 wholly greenfield	- That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That sites deliver biodiversity gain in line with objectives of national planning policy
	Does it respect and protect existing landscape Character?		- The sites are all located outside of areas defined as being of primary or secondary sensitivity, defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements to the north and west but open to the east. - The site includes a significant outgrown hedgerow and trees along the western edge of the site. - All sites could contribute towards green infrastructure provision.	

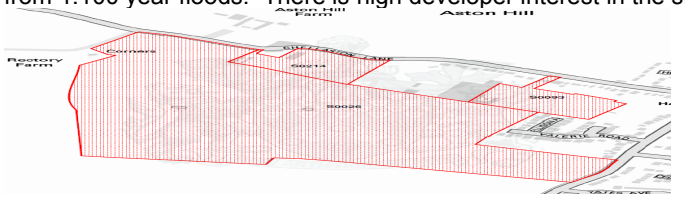
Site 7: S0152: Scropton Road Hatton.

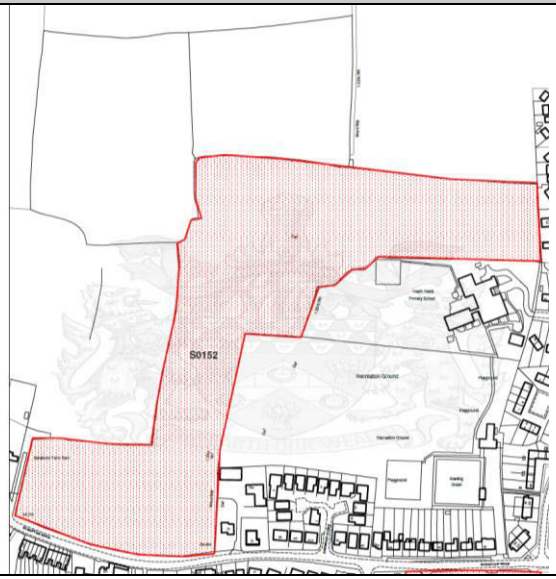
Description:

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

The site comprises of agricultural fields, bordered by trees and hedgerows, and extends some 5.5ha.

The site is in single ownership and like all sites in the village, lies in an area of high flood risk. Recent flood works would protect the site from 1:100 year floods. There is high 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/ nationally important wildlife sites?		- The sites is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non-statutory wildlife sites located within 500m of the boundary of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site. - However, given the nature of the site, there is considered to be potential to deliver greater biodiversity through habitat creation.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- 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 deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site would contribute to overall housing need, in combination with other developments in South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, 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 have an uncertain effect in respect of delivering new informal open space and sports provision. - There is an existing recreation ground within 400m of this site (depending on access).	- Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Tutbury, located around 1.5km from the site. - It is unclear whether strategic growth could support the delivery of new medical facilities locally.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre, primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There appear to be 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?		- Development in Hatton would contribute to the ongoing maintenance costs of around £70,000 per annum. This scheme will protect the village from flooding from the River Dove and other local watercourses. - Development may also contribute towards reducing HGV movements through the village.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - The nearest primary school is Hatton Primary School. This school has room for expansion. - It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development as it arises.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- 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, which has seen constrained levels of market and affordable housing, with only 6 homes built since 2006 within the village.	- 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?		- Site are located adjacent to the existing village and would be within 800m of the village centre, which has a limited range of facilities including; shops, a primary school, cash point, community centre, convenience shop, petrol station, outdoor leisure provision, post office, public house and a mobile library service. - There are employment opportunities in Hatton itself, as well as Church Broughton, Bus stops are located within 400m of the site on Scropton Road. - There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. - The village has a railway station with an hourly service to Derby and Crewe. - The provision of additional pedestrian/cycle links could improve the local PROW network which is limited to the north east of Hatton.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision in the village and could support existing shops and other services in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Hatton has good access to the A511 and the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development.	- 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 to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. - The provision of additional pedestrian/cycle links could improve the local PROW network. - Hatton is one of only two villages in the District which has a train station. - The village has relatively good service provision and is well related to nearby major employment sites (including within the village), which could help reduce the need to travel.	
	Will it make the best use of other infrastructure?		- 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 or Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth. - Coverage of Superfast Broadband expected 2015	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ - protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth.	
To enhance the vitality and viability of existing town and village centres,	Will it improve existing shopping facilities?		- Development will increase the number of local residents in the village and will help sustain existing shops and businesses in the village.	- Ensure good connectivity to Hatton village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout and design of any scheme proposed.	- 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 and stone or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling, through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided to date).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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?		- The site is greenfield and would not present opportunities to reuse demolition waste or materials on site.	
	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. - No information has been submitted in respect of this issue	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise mitigation is included within any allocation.
	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. - Overall development is unlikely to have any notable impact in respect of light pollution.	
	Will it improve air quality?		- Development is unlikely to have any notable impact on air quality but given proximity to a nearby coffee manufacturing facility, development could give rise to increased complaints regarding odour.	
	Will it reduce noise pollution?		- Development is unlikely to have any notable impact in respect of noise pollution locally, although the proximity of the site to the primary school could affect the number of noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- Site is greenfield - Based on agricultural land classification held by the Council this land appears to be Grade 3b and as such not best and most versatile.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site lies within flood zone 3, which represents a high risk from flooding. However, the proposal would be expected to contribute towards the ongoing maintenance of flood defences. This would help defend new and existing residents from river flooding. Development would therefore help reduce and manage flood risk locally. - Site would require sequential test following update to flood mapping locally.	- Ensure development contributes to the ongoing maintenance of recently completed flood works
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of local service provision within Hatton and has access to an hourly or better bus service within 400m and primary school, shops and leisure provision within 800m. The nearest employment site over 10h is within 2km. The nearest supermarket is located in Hatton. Secondary education provision is located in excess of 4km in Etwall. - Development could help manage climate change impacts associated with flooding locally.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- There is no conservation area in Hatton. - There are no listed buildings likely to be affected by housing development on this site. - There may be limited potential for development to effect the setting of Tutbury Castle (a SAM and listed building) to the south where the site is visible. - HER 20112 (ring ditch linear feature, boundary ridge and furrow) within site	- Ensure that sites are designed and implemented to minimise impact on the setting of Tutbury Castle.
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- No opportunities have been identified to improve access to historic or cultural assets.	- None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- The site is wholly greenfield.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That further assessment of the individual site is undertaken as the Plan progresses.
	Does it respect and protect existing landscape Character?		- The site is located outside of areas defined as being of primary or secondary sensitivity, defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is relatively poorly contained by existing landscape elements, such as trees and hedgerows to the west and lacks any natural screening to the north. - The site could offer potential to strengthen existing landscape elements. - The site could contribute towards green infrastructure provision.	

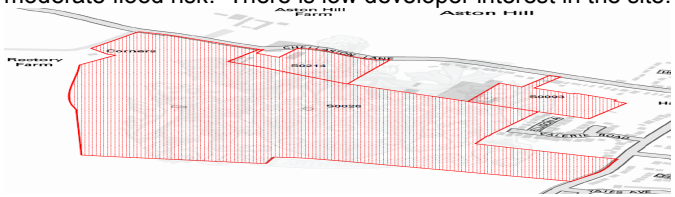
Site 8: S0152: Land at Breach Lane and Malthouse Lane, Hatton.

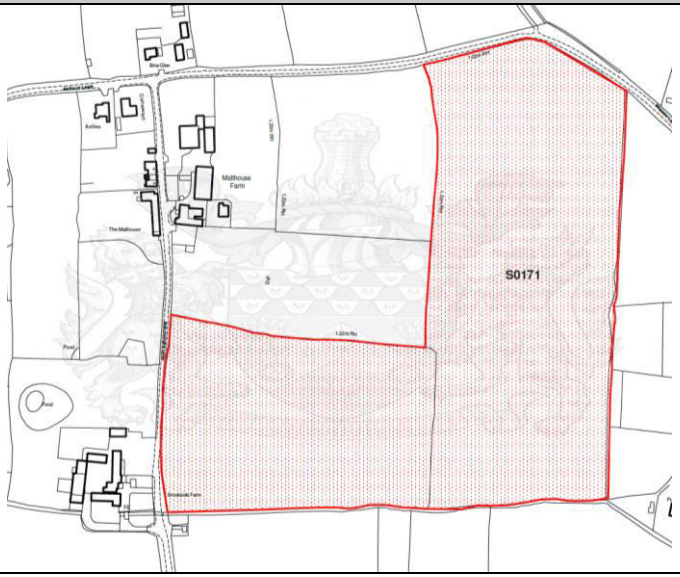
Description:

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

The site comprises of agricultural fields bordered by trees and hedgerows, and extends some 7.1ha. The site is detached from the village and lies around 200m to the north of the northern edge of site S0034.

The site is in single ownership and lies partially in an area of moderate flood risk. There is low 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/ 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.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non-statutory wildlife sites located within 500m of the boundary of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site. - However, given the nature of the site, there is considered potential to deliver greater biodiversity through habitat creation.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- 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 deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site would contribute to overall housing need, in combination with other developments in South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, 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 have an uncertain effect in respect of delivering new informal open space and sports provision. - There is an existing recreation ground located 1000m to the south of this site	- Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Tutbury, which is around 3km from the site. - It is unclear whether strategic growth could support the delivery of new medical facilities locally.	
	Will it promote healthy lifestyles?		- The site is located more than 1200m from the village centre and primary school and 1000m from a sport pitch.	
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?		- Development in Hatton could contribute to the ongoing maintenance costs of around £70,000 per annum for the flood defences recently constructed in the village, although it is unclear whether this site would directly benefit from works.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - The nearest primary school is Hatton Primary School. This school has room for expansion. - It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development as it arises.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- 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 which has seen constrained levels of market and affordable housing, with only 6 homes built since 2006 within the village.	- 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 is dislocated from the existing village and would be in excess of 1200m of the village centre. There are employment opportunities in Hatton itself, as well as Church Broughton. Bus stops are located within 400m of the site on Uttoxeter Road. - There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. - The village has a railway station with an hourly service to Derby and Crewe. - The provision of additional pedestrian links could improve the local PROW network around the northern edge of 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?		- Strategic growth could support the provision of new education, open space and sports provision in the village and could support existing shops and other services in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Hatton has good access to the A511 and the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development.	- 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 to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. - The provision of additional pedestrian/cycle links could improve the local PROW network. - Hatton is one of only two villages in the District which has a train station. - The village has relatively good service provision and is well related to nearby major employment sites (including within the village), which could help reduce the need to travel.	
	Will it make the best use of other infrastructure?		- 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 or Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth. - Superfast broadband coverage expected June 2015.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ - protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- Development will increase the numbers of local residents in the village and will help sustain existing shops and businesses in the village.	- Ensure connectivity to Hatton village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout and design of any scheme proposed.	- 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 and stone or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling, through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided to date).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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?		- The site is greenfield and would not present opportunities to reuse demolition waste or materials on site.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure that the use is below what is required by part G of the building regulations.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but will be broadly consistent with surrounding land uses. - Overall development is unlikely to have any notable impact in respect of light pollution.	
	Will it improve air quality?		- Development is unlikely to have any notable impact on air quality but given proximity to a nearby coffee manufacturing facility, development could give rise to increased complaints regarding odour.	
	Will it reduce noise pollution?		- Development is unlikely to have any notable impact in respect of noise pollution locally.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site would lead to the partial loss of greenfield, agricultural land. - No data is held in respect of ALC in this area. The loss of some BMV agricultural land is assumed.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site lies within areas of low and moderate flood risk (Zones 1 and 2), However, the proposal is likely to be protected by existing flood defences and could therefore, help fund the on-going maintenance of the scheme and as such, could contribute towards reducing flood risk locally. - Site is mostly located in flood zone 1 and development could be steered to FZ1. Site passes the sequential test.	- Ensure development contributes to the ongoing maintenance of recently completed flood works
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is poorly located in respect of local service provision within Hatton (1500m) but does have access to an hourly or better bus service within 400m of the site. The nearest employment site over 10h is within 2km and the nearest supermarket is located in Hatton (1.5km). Secondary education provision is located in excess of 4km in Etwall.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- There is no conservation area in Hatton. - There are no listed buildings likely to be affected by housing development on this site. - There may be limited potential for development to effect the setting of Tutbury Castle (a SAM and listed building) - NO HERS records on site	- Ensure that sites are designed and implemented to minimise impact on the setting of Tutbury Castle.
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- There appear to be no opportunities identified to improve access to historic or cultural assets.	- None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- The site is wholly greenfield.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That further assessment of the individual site is undertaken as the Plan progresses.
	Does it respect and protect existing landscape Character?		- The site is located outside of areas defined as being of primary or secondary sensitivity, defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is poorly contained by existing landscape elements and development, although there are hedgerows and hedgerows trees on the site periphery. - The site could offer potential to strengthen existing landscape elements. - The site could contribute towards green infrastructure provision.	

Site 9: S0014 Land South of the Mease Hilton.

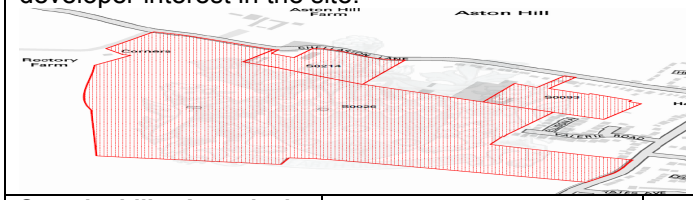
Description:

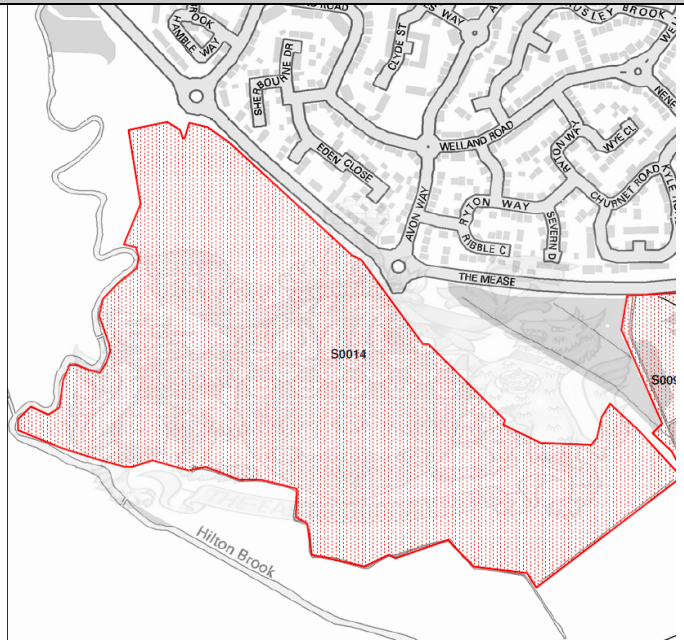
Potential Strategic sites are located on the outskirts of Hilton to the north, east and south.

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

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

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





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

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - The site is adjacent to existing sports pitches for the village and there may be potential to deliver qualitative and quantitative improvements to local provision.	- Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities are located In Hilton (Welland Road) (1200m) and Tutbury (>3km) (Monk Street). Both are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The site is located within 400m of a sport pitch and within 1200m of the village school and local centre. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. - The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand. - It is unknown whether this site would include proposals to bring forward a new primary school.	- Continue liaison with local Schools and LEA to establish impact. - Require provision of new primary school to meet local needs
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment, as in need of further homes.	- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		- The nearest bus stop is located less than 400m away from the site on Avon Way. - Local facilities include; shops, primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at John Port.	- 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 education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - The junction of the A5132 and The Mease would be unlikely to have sufficient capacity to accommodate all proposed development to the south of the village.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure
	Will it increase the proportion of journeys using modes other than cars?		- There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. - The site is well related to local bus service provision.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect 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. - Superfast broadband coverage expected to be delivered commercially by 2016	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and surrounding villages.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby.	- Ensure connectivity to Hilton village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of 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 reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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 that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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 that use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location
	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?		- The site is wholly greenfield. - Agricultural land classification maps indicate this is lower quality agricultural land and is grade 4 across the whole site.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is located in an area identified as being of high flood risk and is undefended. - Development could increase the number of homes at flood risk locally. - Sequential test not passed.	- Ensure development reflect flood risk in this area.
	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 housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs; supermarket, health centre and employment (within 1200m) and is located within 400m of an hourly, or better bus service. - There is a strategic employment site within 2km of this site.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development is unlikely to affect the setting of any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. (investigate HERS and former land use).	- Ensure that sites are designed and implemented to minimise impact on cultural 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?		- Development will have an unknown or uncertain impact. - No HERS on site	- None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- The site is wholly greenfield and will not reduce the amount of derelict or degraded land within the district.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Does it respect and protect existing landscape Character?		- 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).	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements such as existing development, hedgerows and field trees close to the village edge. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effects identified due to the lack of information held regarding potential site design and layout.	

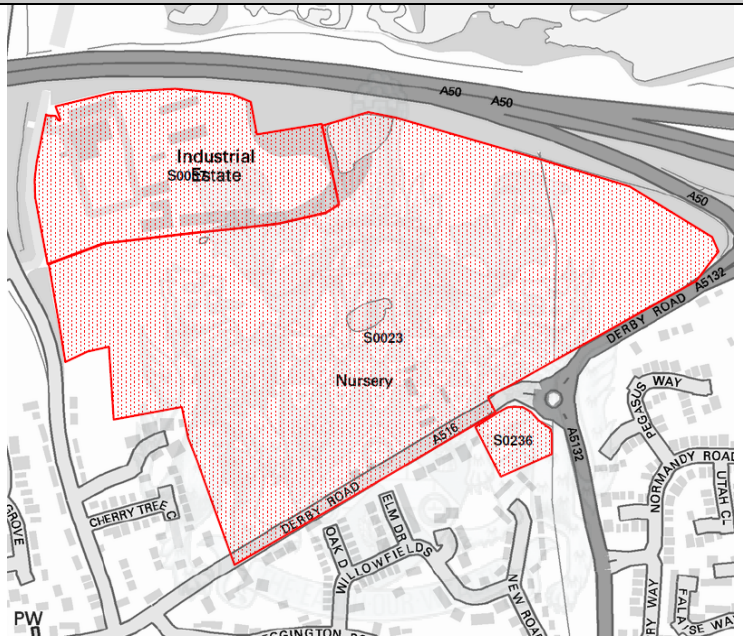
Site 10: S0023, S0037 Land of Derby Road, Hilton.

Description:

The larger site is a predominantly green field site that 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 smaller site is previously developed for employment use. Together, the sites would extend some 23 ha of which around 18ha is accounted for on the larger site.

The larger site could accommodate strategic level of development in isolation and would not be dependent on the delivery of the smaller site.

The larger strategic site is in multiple 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.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife/geodiversity sites.
	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?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- The site is urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - 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.	- Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities which are located In Hilton (Welland Road, 600m) and Tutbury (>3km) (Monk Street). Both are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 600m of a sport pitch, village school and local centre. Although the village school is full and cannot be expanded and as such, is unlikely to meet the needs of any new development. It is unclear whether additional schools provision would be made on site. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. - The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand. - It is unknown whether this site would include proposals to bring forward a new primary school.	- Continue liaison with local Schools and LEA to establish impact. - Require provision of new primary school to meet local needs
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Development would have no direct effect against this objective, or if the business park site was included, could result in the loss of local jobs.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment, as being in need of further homes.	- 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 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. - Local facilities include; shops, primary school (which is full and is unlikely to meet need arising from this, or other sites), community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at John Port.	- 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 education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - It is unclear whether the local road network has capacity to accommodate strategic levels of growth.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure
	Will it increase the proportion of journeys using modes other than cars?		- There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel. - The site is well related to 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).	
	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 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. - Superfast broadband coverage to be delivered commercially by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan. - Ensure that employment losses as a result of site development are offset by the provision of additional employment land.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ - protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and surrounding villages.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby.	- Ensure connectivity to Hilton village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of 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 reduced consumption of materials?		- The site is partially greenfield (more so if considered in combination with the smaller site). There may be limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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 that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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 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. - It is likely that the smaller land parcel could provide the most waste material as the larger site is almost entirely comprised of greenfield land.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

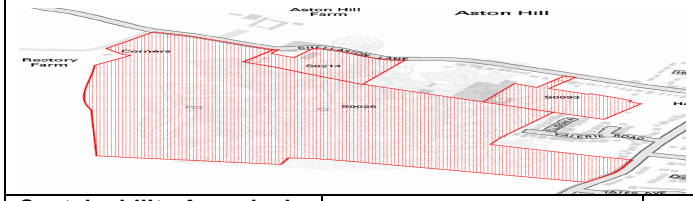
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location
	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. - The proximity of the site to the A50 could increase noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The larger site is predominantly greenfield, although taken together around a quarter of the site is previously developed and three quarters brownfield. - Agricultural land classification maps indicate the greenfield element of the site is lower quality agricultural land and is grade 3b across the whole site.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is located in an area identified as being of low flood risk. Limited potential for surface water flooding on site. This could be addressed through development. - Site is sequentially preferable in flood risk terms	- Ensure development reflect flood risk in this area.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs with; a supermarket, health centre and school within 600m and an hourly, or better bus service within 400m. - Employment land over 10ha is located within the village at Hilton Depot.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development is unlikely to affect the setting of any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. - Two HERS on site HER 20611 and 20613	- Ensure that sites are designed and implemented to minimise impact on cultural 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?		- Development will have an unknown or uncertain impact. Seek for information from the HERS record.	- None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- The site is a mix of greenfield and previously developed land, with around a quarter of the site being previously developed.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Does it respect and protect existing landscape Character?		- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - Site is generally well contained by existing development and transport routes	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements, such as existing development and the A50. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

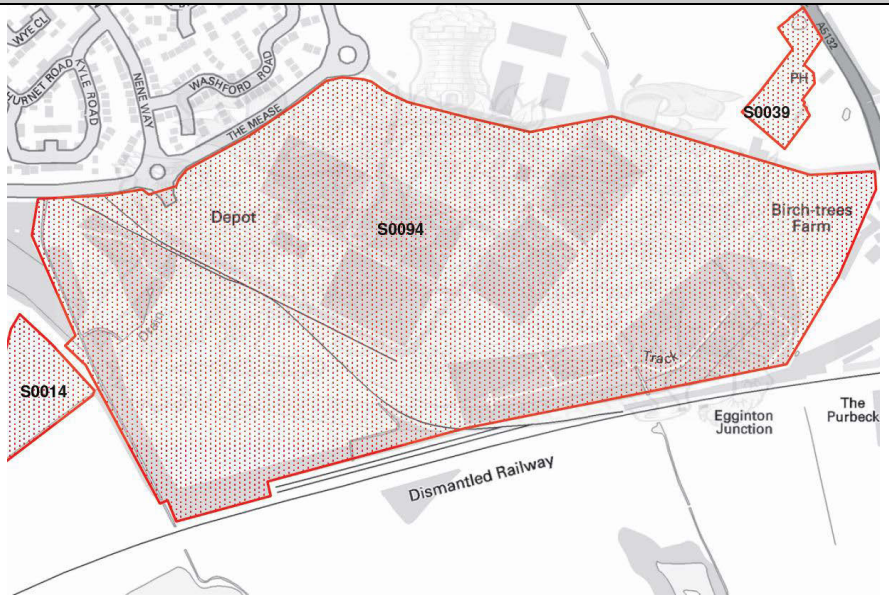
Site 11: S0094, Land at Hilton Depot, Hilton.

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 in 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?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife/geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- SD302 (Egginton Disused Railway Line) and SD335 (Egginton Junction Gravel Pit) is located within 300m of the southern edge of the site. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?		- Wildlife surveys accompanying planning application indicates Bats and Badgers within the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- Sites includes significant new habitat creation and retention including areas of strategic planting to the south of the 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?		- 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 deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- Development has potential to deliver a mix of homes in respect of tenure and housing type. - Design and access statement submitted to support an application indicates that a mix of housing size and tenure will be delivered on site.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. Outline application indicates that the precise housing and tenure mix is not yet determined and will be considered through the detailed phase application.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development 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 - 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	- Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities are located In Hilton (Welland Road) (700m) and Tutbury (>3km) (Monk Street). Both are accepting new patients - Both provides space for new GP surgery if required - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located with 800m of sport pitches, village school and local centre. (Although a new village schools and limited sports provision is planned on site. - Could connect to an existing PROW network in this area	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The site is located within 400m of a sport pitch and within 1200m of the village school and local centre. - Could connect to an existing PROW network in this area.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. - The site includes proposals for a primary school to be developed to meet the sites needs	- Continue liaison with local Schools and LEA to establish impact. - Require provision of new primary school to meet local needs
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would lead to the net loss of around 12ha of employment land, although existing sites only generate around 150 jobs. - It is likely despite a loss of land post development the site would generate 500-550 jobs - Site could therefore have an uncertain, but potentially positive effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment as in need of further homes.	- 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 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. - Local facilities include shops, primary school (to be provided on site), community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at John Port.	- 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 would support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. - It is unclear whether development will support improvements to 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?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - Local Road Network (ie. Derby Road/ A5132 Egginton Road roundabout junction) is unlikely to operate within its capacity by 2022 without mitigation - 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	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure - Require site links to adjacent cycle route to the north of the site.
	Will it increase the proportion of journeys using modes other than cars?		- There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. - The site is well related to 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)	
	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 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. - Superfast broadband coverage expected to be delivered commercially by 2016	

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To achieve stable 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 construction industry and other businesses involved in marketing, selling new homes. During site build out. - Development could also support the creation of an additional jobs (the developer indicates around 350-400 additional jobs on site) following construction in an area which suffers elevated levels of deprivation compared to surrounding villages.	- Inclusion of general rural diversification policy in the plan. - Ensure that employment losses as a result of site development are offset by the provision of additional employment land.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis and new warehousing, commercial and industrial jobs post development. - Site is located in an area with relatively low levels of unemployment, although clearly new development would increase the size of the local labour market	
	Will it encourage economic diversification?		- Uncertain effect identified	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) - It is unclear whether jobs would help increase the number of jobs in sectors with relatively low levels of employment in the district	- 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?		- Employment losses would lead to the notional loss of site. - Any losses would need to be made up elsewhere to ensure the delivery of sufficient employment land through the plan	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and surrounding villages	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development may help support existing shopping provision in the village	- Ensure connectivity to Hilton village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- 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 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?		- There may be opportunity to reuse demolition waste on site within any development proposals - 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. This is likely to be considered through detailed planning applications.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- 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. This is likely to be considered through detailed planning applications on the site.	- 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 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 to ensure use below that required by part G of the building regulations. This issue would be determined during detailed applications for development.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		- 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. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location and adjacent commercial uses - Ensure culvert on site is opened up.
	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. - The proximity of the site to existing and proposed employment could increase light pollution complaints	
	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. - The proximity of the site to existing and proposed employment could noise complaints	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is previously developed and would require remediation prior to proposed mixed use development - Site development could lead to the loss of around 7ha of land which is thought to be used for grazing despite brownfield status	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- 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. - A floodplain compensation scheme is proposed this will ensure all parts of the development are outside of the floodplain without removing floodplain volume. Site will slightly increase floodplain storage locally.	- Ensure development reflects and mitigates flood risk in this area. - Open up culverted water course within site
	Will it reduce unmitigated release surface water runoff?		- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs with a supermarket, health centre. and school within 800m and hourly or better bus service within 400m - Loss of this site to mixed development would reduce the overall employment component of the site to 7.8ha, although in combination with existing (recently completed employment development) to the immediate north there would remain in excess of 10ha of employment on the wider depot site	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development will not affect the setting of any listed buildings in Hilton. - Highly unlikely to be below ground archaeology given historic site use and development - No HERS on site	- Ensure that sites are designed and implemented to minimise impact on cultural 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?		- Development will have an uncertain effect.	- None Identified.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Yes, site would allow intensification of existing use and would enable site remediation.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That further assessment of the individual site is undertaken as the Plan progresses.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities)	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- 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. - Retention of significant woodland buffer to the south would contribute towards integrating new development into the landscape. - Site would contribute towards green infrastructure provision including new open space provision	

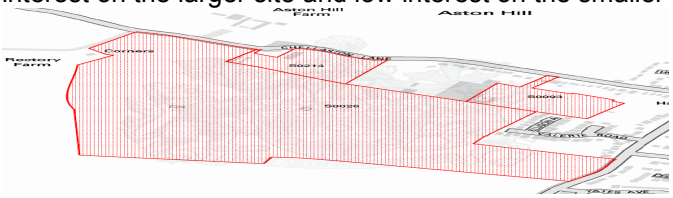
Site 12: S0201, S0224 Land at Hilton Depot and Lucas Lane, Hilton.

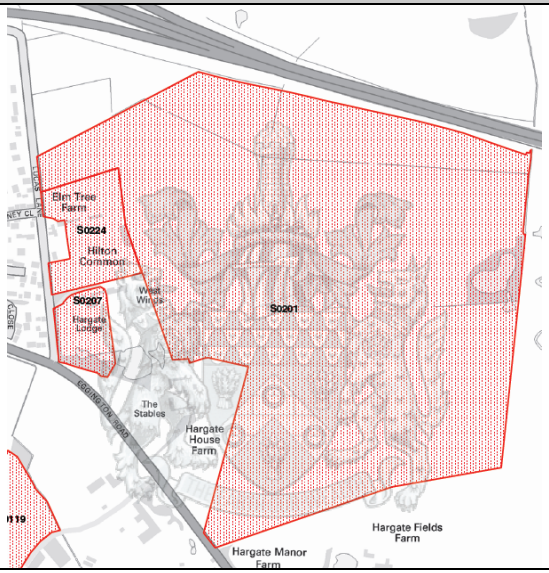
Description:

The larger site is a predominantly green field site that is currently used as agricultural land. The smaller site is greenfield pasture land. Together, the sites would extend some 53ha of which 50.1ha is accounted for on the larger site.

The larger site could accommodate strategic level of development in isolation and would not be dependent on the delivery of the smaller site.

Both sites are in single ownership. There is high developer interest on the larger site and low interest on the smaller 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 sites are 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.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a county wildlife site within site S0201 (SD067 Etwall Railway Pond).	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites 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 deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The sites could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- The 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - 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.	- Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities which are located in Hilton (Welland Road, 800m) and Tutbury (>3km,Monk Street). Both are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The site is located within 1200m from a sport pitch and 600m from the village primary school, although the village school is full and cannot be expanded and as such, is unlikely to meet the needs of any new development. It is unclear whether additional schools provision would be made on site. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. - The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand. - It is unknown whether this site would include proposals to bring forward a new primary school.	- Continue liaison with local Schools and LEA to establish impact. - Require provision of new primary school to meet local needs
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Development would have no direct effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment, as in need of further homes.	- 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 is adjacent to the existing village and will be located within 600m of Hilton village centre. 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. - Local facilities include shops, a primary school (which is full and is unlikely to meet the need arising from this or other sites), community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at John Port.	- 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 education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - It is unclear whether the local road network has capacity to accommodate strategic levels of growth.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure
	Will it increase the proportion of journeys using modes other than cars?		- There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. - The site is located close to nearby bus stops, although these are only accessible by crossing the A50 slip road. The site would be served by an hourly or better bus service (V1 and V2).	
	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 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. - Superfast broadband to be delivered commercially by 2016.	

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

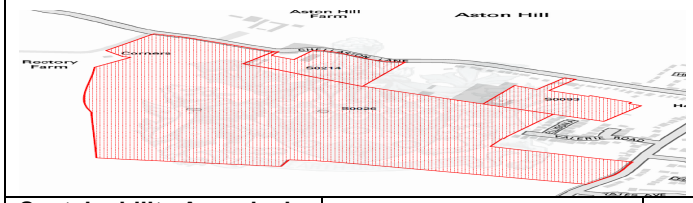
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location
	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. - The proximity of the site to the A50 could increase noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site is greenfield. - Agricultural land classification maps indicate that the site is lower quality agricultural land and is grade 3b across the whole site.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is located in an area identified as being of low flood risk. Some potential for surface water flooding on site. This could be addressed through development. - Site is sequentially preferable in flood risk terms	- Ensure development reflect flood risk in this area.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms as homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs with a supermarket, health centre and school within 600m and hourly, or better bus service within 400m. - Employment land over 10ha is located within the village at Hilton Depot.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development is unlikely to affect the setting of any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. (Investigate HERS and former land use). - No HERS within the site although adjacent to HER 99013	- Ensure that sites are designed and implemented to minimise impact on cultural 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?		- Development will have an unknown or uncertain impact.	- None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- The site is greenfield.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Does it respect and protect existing landscape Character?		- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements such as existing development and A50 to north and west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape on the more open eastern section of the site. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

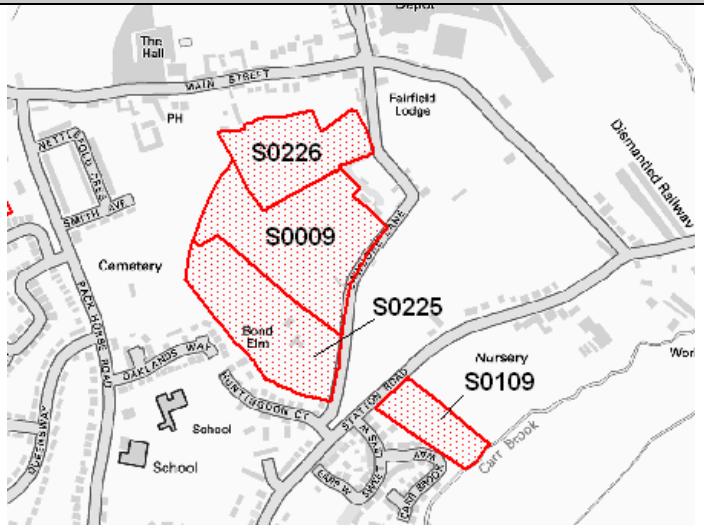
Site 13: S0009, S0225, S0226: Land at Jawbone Lane Melbourne

Description:

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

The 3 sites are all within single ownership but in isolation, would not be of a scale necessary to deliver strategic levels of growth. In combination, the sites extend some 7.4ha. There is a high level of 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?		- The sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a non-statutory wildlife site (SD137 Melbourne Railway) 300m to the east of site S/0009.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the sites will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites 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 deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- The 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - The nearest recreation ground (Cockshut Lane) is located 1.5km from this site	- Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Melbourne (Penn Lane 1km), Aston (Bell Avenue,>5km), and Chellaston (Rowallan Way, and Fellow Lands Way, >5km), all of which are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The site is located within 1500m of local recreation provision, 1000m of the village centre and within 200m of both the village schools although schools are unlikely to be able to accommodate growth. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue. - Would be largely determined by the 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 is Chellaston Academy, which is at capacity and cannot extend to accommodate growth. - There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - There are proposal to deliver a further secondary school on the edge of close to Derby to meet City and South Derbyshire needs - Melbourne Primary School is at capacity and unable to accommodate further significant growth. It is unlikely that this site could deliver a new primary school - Melbourne Junior School is nearing capacity and has only 25 additional spaces available.	- Continue liaison with local Schools and LEA to establish impact. - New secondary school to meet local needs from this broad area
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire.	- 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 located adjacent to the existing village, and will be located within 1000m of the village centre. Bus stops are located close to the site (within 400m) on Packhorse Lane. - There are some local facilities including; shops and infant and junior school, community centre, post office, convenience shop, outdoor sports provision and library. - Secondary school provision is within Derby City, although Chellaston Academy cannot accommodate further growth. - There are employment opportunities in Derby City around Raynesway and in Castle Donington. - There is an hourly or better bus service operating from within 400m 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?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Melbourne has good access to the A514. - A number of roads in the village have capacity limitations, caused mainly by parked cars and otherwise narrow carriageways.	- 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 Swadlincote and Derby serving Melbourne. - The provision of additional pedestrian/cycle links could improve the already extensive local PROW network.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site alone, without further strategic infrastructure provision in respect of treatment works. - Severn Trent IDS indicates that some capacity improvements may be required to the sewerage network, to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Superfast Broadband to be delivered commercially by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne, Kings Newton and surrounding villages.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby.	- Ensure connectivity to village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas (there is a very small area equating to less than 1% of the site which is identified as brownfield). - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is almost wholly greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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 that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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 that the use is below what is required by parts of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

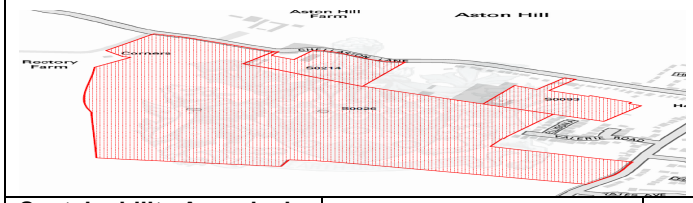
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location and noise related impacts from surrounding poor neighbour uses.
	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. - Development could lead to an increase in noise complaints as a result of the proximity of sites to the airport and the Donington Park Race Circuit.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site is almost entirely greenfield (0.04ha of the 7.5 ha site area of the combined site is identified as previously developed). - Based on agricultural land classification maps held by the Authority, the site is likely to be Best and Most Versatile Agricultural land (Grade 2)	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Site development is unlikely to have any discernible impact in respect of this objective. - Site passes the sequential test.	- Ensure development includes appropriate SUDS provision.
	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 housing development is likely to lead to an increase in energy use in aggregate terms; homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs (1000m), primary school provision (200m) and Bus services (400m), although is in excess of 4km of the nearest large scale employment areas. The site is also poorly related in respect of secondary school provision.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development is unlikely to affect the setting of Melbourne Village Conservation Area but would affect the setting of Kings Newton Conservation Area, which immediately abuts the northern edge of the site. - Development is likely to affect the setting of a number of listed buildings, located on the southern side of Main Street and immediately adjacent to the northern part of the site. - It is unclear whether there is potential for in ground archaeology locally. - The loss of this area would lead to the coalescence of Melbourne and Kings Newton.	- Ensure that sites are designed and implemented to minimise impact on listed buildings and kings Newton Conservation Area
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- No HERS within site area - May be potential for below ground archaeology in this area	- None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- The site is almost entirely greenfield.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Does it respect and protect existing landscape Character?		- The site is located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity - However, impacts would be significant due to the loss of the 'gap' between Melbourne and Kings Newton, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements such as existing development, roads and hedgerows. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision locally. - Uncertain effects have been identified, due to the lack of information held regarding potential site design and layout.	

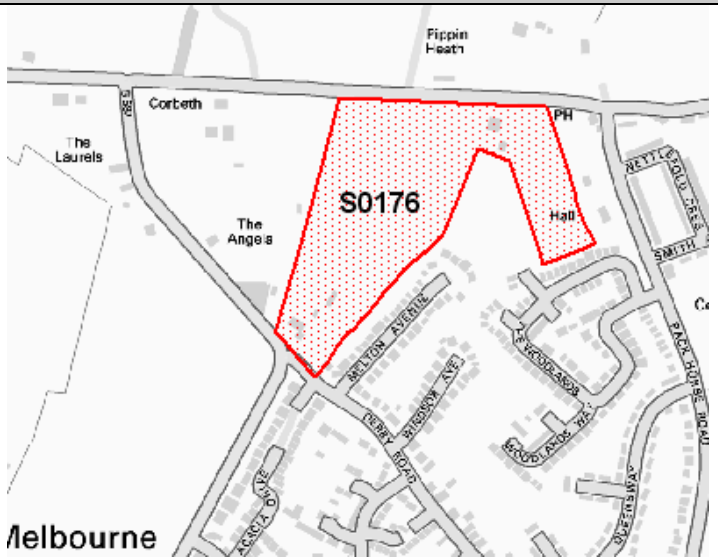
Site 14: S0176 Breach Lane Melbourne

Description:

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

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





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and 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.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There are no statutory wildlife sites within 300m of this site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- The site is urban extension and will not bring empty homes back into use, or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - Site would be within 1200m of existing recreation site in Melbourne (Cockshut Lane)	- Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Melbourne (Penn Lane1km), Aston (Bell Avenue>5km), and Chellaston (Rowallan Way, and Fellow Lands Way>5km), all of which are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The site is located within 800m of local recreation provision, village centre and within 800m of local primary village schools (although these are unlikely to be able to accommodate strategic levels of growth). - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue. - Would be largely determined by design and layout of any site.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Development would have an uncertain effect in respect of dealing with safety issues around the site.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity and cannot be extended to accommodate growth. - There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - There is a proposal to deliver a further secondary school on the edge of Derby to meet the City's and South Derbyshire's needs. - Melbourne Primary School is at capacity and unable to accommodate further significant growth. - Melbourne Junior School is nearing capacity and has only 25 additional spaces available.	- Continue liaison with local Schools and LEA to establish impact. - Require provision of new primary school to meet local needs
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire.	- 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 is located adjacent to the existing village and will be located within 800m of the village centre. Bus stops are located close to the site (within 400m) on Packhorse Lane/Main Street. - There are some local facilities, including; shops, infant and junior school, community centre, post office, convenience shop, outdoor sports provision and a library. - Secondary school provision is within in Derby City, although Chellaston School cannot accommodate further growth. - There are employment opportunities in Derby City around Raynesway, and in Castle Donington.	- 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 education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Melbourne has good access to the A514. - A number of roads in the village have capacity limitations, caused mainly by parked cars and otherwise narrow carriageways.	- 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 Swadlincote and Derby, serving Melbourne. - The provision of additional pedestrian/cycle links could improve the already extensive local PROW network, around the northern edge of Melbourne and Kings Newton.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site alone, without further strategic infrastructure provision in respect of treatment works. - Severn Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Superfast Broadband likely to be delivered commercially by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne, Kings Newton and surrounding villages.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby.	- Ensure connectivity to Melbourne village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution that this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally, or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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 that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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 that the use is below what is required by part G of the building regulations. - Potential for the inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = Yes (in total catchment for GPZ).	- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location and noise related impacts from surrounding poor neighbour uses
	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. - Development could lead to an increase in noise complaints, as a result of the proximity of the site to East Midlands Airport and the Donington Park Race Circuit.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site is greenfield. - Based on agricultural land classification maps held by the Authority, the site is likely to be Best and Most Versatile Agricultural land (Grade 2).	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Site development is unlikely to have any discernible impact in respect of this objective. - Sequential test passed.	- Ensure development includes appropriate SUDS to manage 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?		- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs (800m) and primary school provision (800m) and Bus services (400m) , although the site is in excess of 4km of the nearest large scale employment areas, the site is also poorly related in respect of secondary school provision.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development is unlikely to affect the setting of Melbourne Village Conservation Area but would affect the setting of Kings Newton Conservation Area, which immediately abuts the eastern edge of the site. - Development is likely to affect the setting of a number of listed buildings located on the southern side of Main Street. - It is unclear whether there is potential for in ground archaeology locally. - Loss of this area could lead to the coalescence of Melbourne and Kings Newton.	- Ensure that sites are designed and implemented to minimise impact on listed building and Kings Newton Conservation area.
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- Her site 23262 located within site (ridge and furrow) - Potential for in ground archaeology	- None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- The site is almost entirely greenfield.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Does it respect and protect existing landscape Character?		- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - However, impacts would be significant due to the loss of the 'gap' between Melbourne and Kings Newton, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements such as existing development, roads and hedgerows. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision locally. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

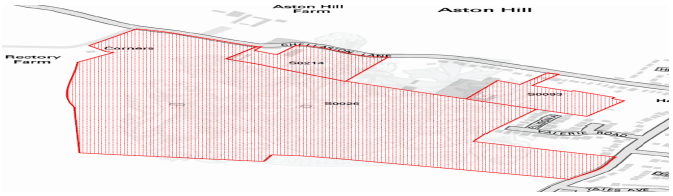
Site 15: S0185, S0239 Archers Barn off Oak Close, Church Gresley

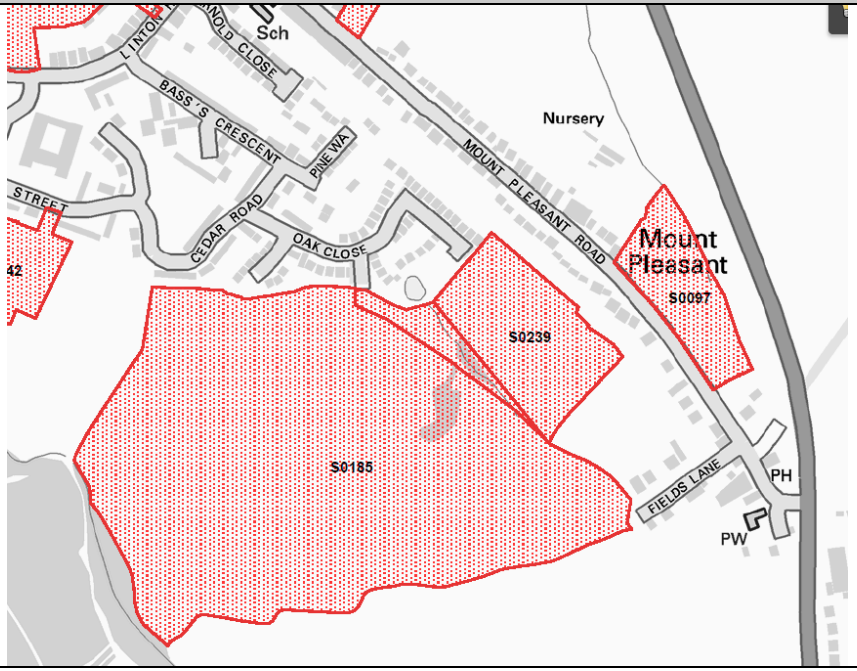
Description:

Mount Pleasant lies around 0.5km from Castle Gresley and around 3km to the south west of Swadlincote Town Centre.

The site is bordered by development to the north and east and open countryside to the south, and west. The site extends some 14.3ha. A smaller site, S0239 (2.5ha) has been included within this appraisal given its adjacent location, although in isolation, this site would not be able to accommodate strategic levels of growth.

Both sites are within single ownership. Recent indications show that there is a moderate level of 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?		- The sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There are no statutory wildlife sites within 300m of this sites.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the sites 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 sites.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The sites could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- The 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development is likely to deliver new local space and connect to existing informal local space owing to its National Forest Location. - Existing recreation provision within 800m of the site - It is unclear whether development will contribute to local sports provision.	- Ensure new development improves access to local walking and cycling routes. - Include a general national Forest Policy to support open space and public access in the forest area.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Castleton Park (1.5km), Darklands Surgery, Heartwood Surgery and Overseal Surgery (All >4km), all of which are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The sites are located within 800m of local recreation provision, and within 1500m of a local centre, and 1700m of a primary school (Linton Primary). - The site could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue. - Would be largely determined by design and layout of any site.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Development would have an uncertain effect in respect of dealing with safety issues around the site.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary schools, are Pingle and William Allitt (William Allitt is full), although Pingle has some capacity to accommodate growth). - It is unclear whether a proposal of this scale could deliver a new primary school. - There may be potential to expand Linton Primary School to accommodate needs from growth in this area.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district.	- 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. The nearest local centre is 1500m on Castleton Park. Bus stops are located just outside the site on Mount Pleasant Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21). - There are some local facilities (including convenience and other shops, outdoor sports provision and a health centre within 1.5km). - Secondary school provision is Pingle and William Allitt, both are around 4km from the site, Primary school Provision is 1.75km from the site. - There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 2km from the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure - National Forest Policy.
	Will it increase the proportion of journeys using modes other than cars?		- There is a twice hourly bus service between Swadlincote and Burton Serving this area, - Off road cycling provision in this area is undeveloped.	
	Will it make the best use of other infrastructure?		- Coton Park WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements - Superfast Broadband is available commercially in this area.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ - protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the sites. The sites could help sustain existing services within Castleton Park nearby.	- Ensure good connectivity to Swadlincote and Church Gresley.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution these sites could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The sites are greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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 that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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 that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

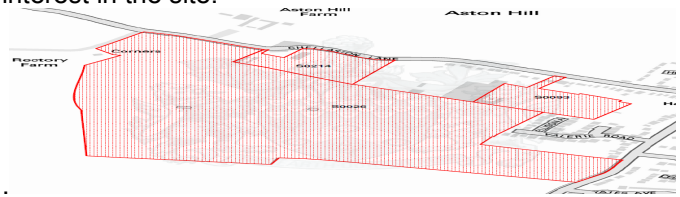
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development of this nature unlikely to have significant impact on local water quality. - Ground Water Protection Zones = Partially located in total catchment - Nitrate Vulnerable Zones = Surface and Ground Water	- Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents.
	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?		- The sites are greenfield. - Based on agricultural land classification maps held by the Authority, the land would be Grade 3. It is unclear whether the land is Best and Most Versatile. As such, a precautionary approach is adopted and loss classed as likely to include some BMV land.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential Test passed.	- Ensure that new housing is steered away from areas of identified 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 sites, 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 sites are relatively poorly located in respect of the urban edge of Swadlincote. - The sites are well related to an hourly bus service (bus stops within 400m) and employment land (site within 2km). However, the sites are less well related to local centres (1500m).	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development is unlikely to affect the setting of any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. - NO HERS sites within area although site adjacent to HERS site (HER22203)	- 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 sites connect to existing local public rights of way, 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 sites are greenfield.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That sites deliver biodiversity gain in line with objectives of national planning policy
	Does it respect and protect existing landscape Character?		- The sites are located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site are well contained by existing landscape elements, such as existing development and roads to the north and east, and Hedgerows, trees and woodland to the south and west. - Existing landscape elements could help integrate new development into the wider landscape. - This land parcel could contribute towards green infrastructure provision locally, including forest planting. - Uncertain effects have been identified due to the lack of information held regarding potential site design and layout.	

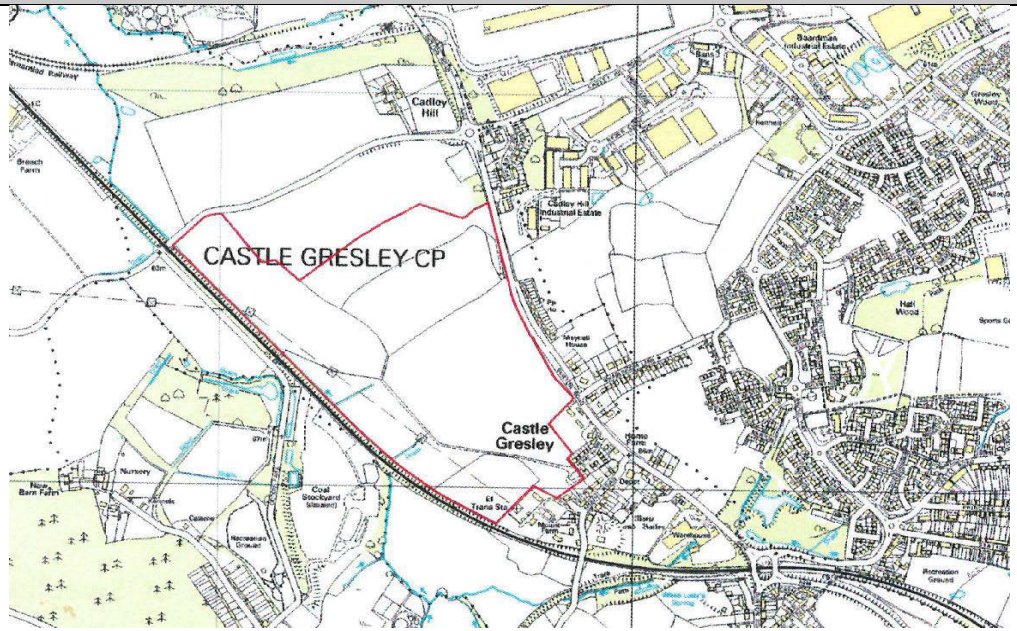
Site 16 S0254: Castle Fields, Swadlincote

Description:

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

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





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- The site is not within 1km of a statutorily protected wildlife site such as SSI or SAC and is not in the catchment of the he River Mease SAC	- Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Site is within 300m of two wildlife sites (SD306, Castle Mound) and SD360 (Whitelady Springs)	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is potential for biodiversity gain on all sites. The site is within the National Forest and site master plan indicates 30% tree planting on site together with new informal and formal open space and SUDS provision.	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in Swadlincote and South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- Site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, 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 could improve access to local open space including National Forest Planting and the other local leisure resources including trim trail, sports pitches and allotments included within the site master plan.	- Ensure new development improves access to local walking and cycling routes. - Include a general National Forest Policy to support open space and public access in the forest area.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1500m from Gresleydale Healthcare Centre. Development could help fund improvements to local medical facilities. - No new facilities are proposed on site.	
	Will it promote healthy lifestyles?		- New local centre, school and sports pitches proposed on site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools, are Pingle and William Allitt (William Allitt is full although Pingle has some capacity to accommodate growth. - A new primary school is proposed on site - Education provision would take place in phase 1 of proposed development.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district.	- 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?		- There is an hourly or better bus route which is accessible within 400m of the site - Local centre is on site. - The nearest secondary schools, are Pingle and William Allitt (William Allitt is full although Pingle has some capacity to accommodate growth. A new primary school is proposed on site - It is expected that education provision could be deliver at the same time as growth.	- 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 will deliver new local centre, primary school, sports provision and safeguard an area for a train station to serve the National Forest Railway Line (currently not used for passenger traffic). - The new local centre and primary school could potentially serve the nearby Cadley Hill 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?		- Traffic generated by the site would likely impact on the A444. It is unclear whether impacts would be significant.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure - National Forest Policy.
	Will it increase the proportion of journeys using modes other than cars?		- There is opportunity to improve local walking and cycling provision including strengthening Cycle links between Castleton Park and the Golf Course site to the north of Tetron Point. The master plan proposes two crossing points across the A444 and links into cycling routes on Castleton Park and Cadley Hill. - There is an hourly or better bus service which runs along the A444 to the east of the site - The site earmarks land to accommodate a passenger railways station should the National Forest Line be reopened.	
	Will it make the best use of other infrastructure?		- May be requirements to increase capacity at Stanton WWTW which could serve this development - Local capacity improvements to the sewerage network required to support development at the scale proposed. - Superfast broadband coverage available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support construction industry and other businesses involved in marketing, selling new homes. During site build out. Would have less significant benefits following site build out although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ - protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development will incorporate the delivery of a new local centre including shops - New development in this location could make a limited contribution towards sustaining local services in Swadlincote town centre 3.5 km away.	- Ensure good connectivity to Swadlincote and Church Gresley.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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?		- Development of this nature is unlikely to have any significant impact on local water quality. - Nitrate Vulnerable Zone = Groundwater and Surface Water - Ground Water Protection Zone = No	- Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents.
	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		- Site is greenfield - Based on agricultural land classification maps held by the Authority land would be Grades 2 and 3. Around half the site is identified as being Grade 2 and is best and most versatile. In respect of the grade 3 element it is unclear whether this could be BMV land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- This site is almost entirely located outside of an area at fluvial flood risk. - There is a small area of flood risk on the western edge of the site close to the railway line although this part of the site is set aside for National Forest planting and therefore development will have no discernible impact on flood risk locally. - Site would past the sequential test (subject to appropriate design)	- Ensure that new housing is steered away from areas of identified flood risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is adjacent to existing committed development on the edge of Swadlincote. - The site is well related to an hourly bus service (bus stops within 400m) and employment land (site within 2km). A new local centre and school is proposed on site.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- HERS site 17812 located within site (Castle Gresley Sand Pits, Smithy and Quarry)	- Direct development away from HERS site
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- 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 local public rights of way, 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?		- Site is agricultural and development would lead to the loss of 26ha of productive land.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That sites deliver biodiversity gain in line with objectives of national planning policy
	Does it respect and protect existing landscape Character?		- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - This site is located to the west of the A444 which forms the western extent of Swadlincote. Development past this defensible boundary could represent a significant intrusion into the countryside.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is bounded to the east by Burton Road and the Cadley Hill Site. And to the west by the National Forest Railway line. - The site lies within The National Forest and would contribute towards new tree planting and habitat creation which would account for >30% of the site. - New strategic landscaping along the railway line and northern edge of site to reduce landscape effects	

Version 1d

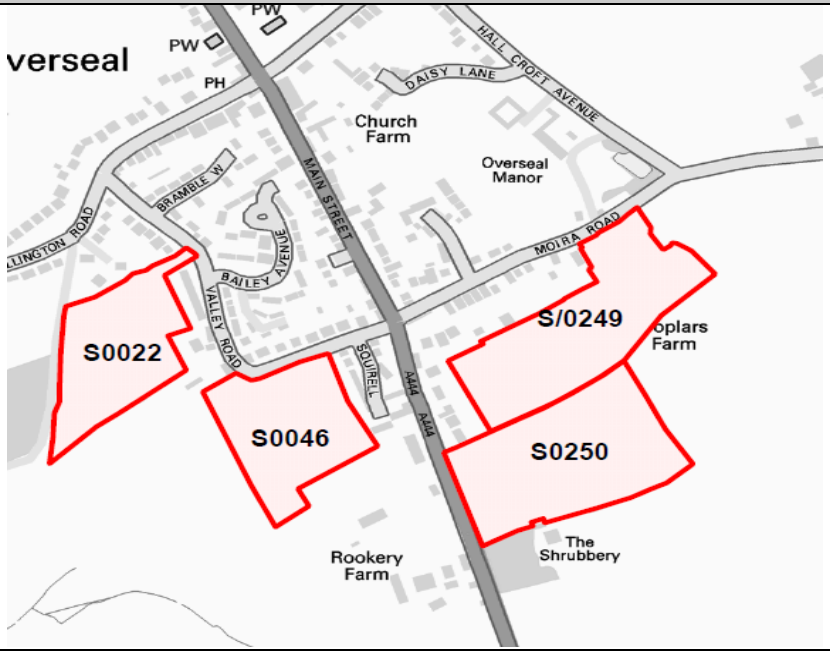
Site 17: S0249, S0250 Land adjacent to the A444 and Moira Road, Overseal

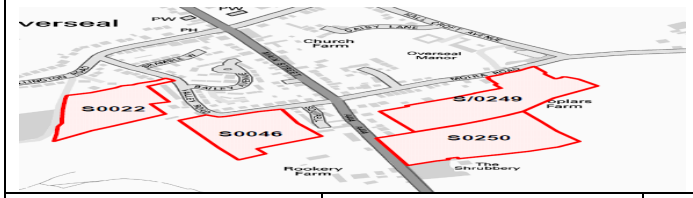
Description:

This land parcel is comprised of two separate sites, which individually would be unable to accommodate a strategic level of development but given that they are adjacent field parcels could be amalgamated to form a larger single site.

The sites are bounded by Moira Road and the village of Overseal to the north and the A444 and existing residential properties to the west. The site is open to the countryside to the south and east.

In combination, the sites extend around 6.1ha. Both sites are in single ownership and there is a high level of developer interest on 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 sites would be served by Overseal WWTWs which discharges to the River Mease SAC. These sites are a SSSI and SAC and are failing to meet WFD and water quality targets, identified as necessary to ensure the integrity of the site. It is unlikely that this level of growth could be fully accommodated within existing WWTW capacity.	- Retention of existing habitats including hedgerows and trees where possible. - Include policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites including the R. Mease SAC
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- The sites are within 300m of site SD378 (Overseal Church Meadow).	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the sites 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 sites.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The sites could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- The sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development is likely to deliver new local space and connect to existing informal local space, owing to its National Forest Location. - Existing recreation provision is 600m from the sites - It is unclear whether development will contribute to local sports provision.	- Ensure new development improves access to local walking and cycling routes. - Include a general national Forest Policy to support open space and public access in the forest area.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located on Hall Croft Avenue, within 400m of site. - Development could help support improvements to the sites.	
	Will it promote healthy lifestyles?		- The sites is located within 600m of local recreation provision and 800m of the village primary school and village centre. - Could connect to an existing extensive PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue. - Would be largely determined by design and layout of any site.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site.	
.To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary schools, are Pingle and William Allitt, both in excess of4km). There may be capacity to accommodate growth at Pingle. - There may be capacity to expand the village primary school, although this is uncertain.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area, this area has relatively high levels of deprivation.	- 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?		- There is an hourly bus service (none in the evening) connecting Overseal with Ashby, Swadlincote and Burton. This is accessible within 400m of the site on Moira Road. The sites are within 800m of the village centre. - The sites are located adjacent to the village, and have access to a limited range of facilities including a shop, primary school, doctor's surgery, public house, cash point, village hall and outdoor sports provision.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development at the scale proposed, would have an uncertain impact in respect on traffic congestion locally.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure - National Forest Policy.
	Will it increase the proportion of journeys using modes other than cars?		- There is a twice hourly bus service between Ashby, Swadlincote and Burton serving this area. - Off road cycling provision in this area is undeveloped.	
	Will it make the best use of other infrastructure?		- There is unlikely to be sufficient capacity to accommodate sites of this scale at Overseal WWTW within the consented headroom. - It is unlikely that STW would be able to increase headroom at the site given the ultrasensitive nature of the River Mease, which receives treated fowl flows from this treatment works. - Superfast Broadband coverage expected 2014.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the village.	- Ensure good connectivity to overseal village centre and community facilities
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The sites are not previously developed and will not regenerate existing built up areas. - The contribution these sites could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduce consumption of materials?		- The sites are almost entirely greenfield and there is no potential to reuse waste materials on site during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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 that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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 that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

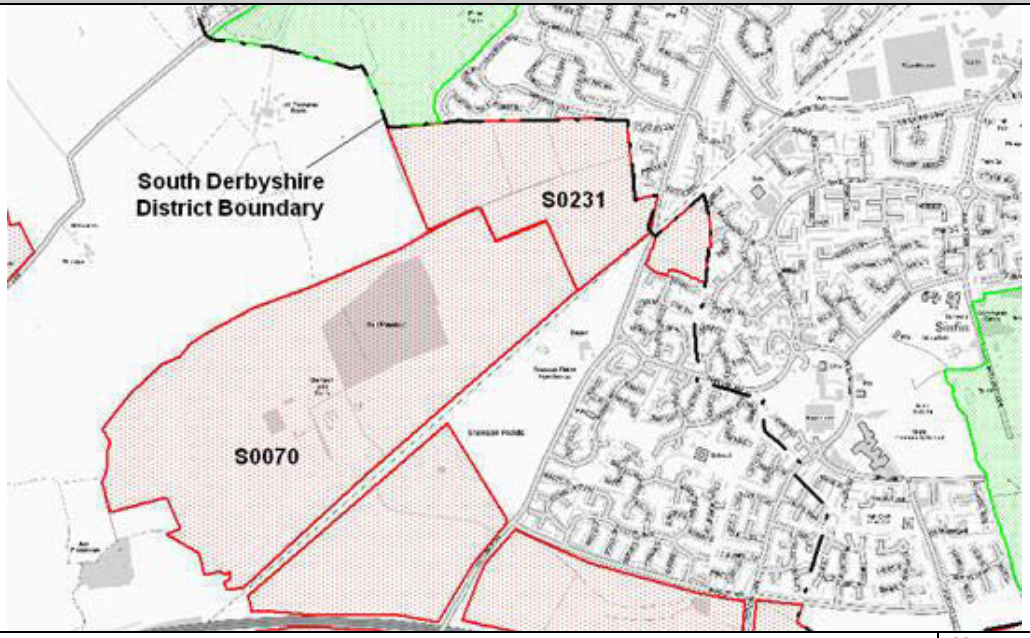
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development is likely to exacerbate existing water quality issues within the Mease SAC if it were to come forward unabated. Where existing development can be accommodated within existing headroom of the WWTW, impacts could be mitigated through the collection of developer contributions to fund works to improve water quality. This could ensure no deterioration in water quality. - Nitrate Vulnerable Zone = Yes surface and groundwater - Groundwater Protection Zone = Yes within total catchment.	- Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents. - Inclusion of policy to support River Mease DCS to ensure development do not affect the integrity of the SAC
	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?		- The sites are greenfield. - Based on agricultural land classification maps held by the Authority, the land would be Grade 2 and would result in the loss of best and most versatile land.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- Sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Site development is unlikely to have any discernible impact in respect of this objective. - Sequential test passed.	- Ensure that new housing is steered away from areas of identified 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?		- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The sites are relatively well located in respect of day to day retail needs and primary school provision (800m), although is in excess of 2km of the nearest large scale employment area (Tetron Point is 4km). The sites are also poorly related in respect of supermarkets and secondary school provision.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- Development could affect a cluster of listed building to the west of the site on the A444 and a listed building to the immediate north of the site on Moira Road. - It is unclear whether there is potential for in ground archaeology in this area. - NO HER within the site	- None identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- 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 local public rights of way, 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 sites are almost entirely greenfield.	- That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That sites deliver biodiversity gain in line with objectives of national planning policy
	Does it respect and protect existing landscape character?		- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The sites are well contained by existing development and roads to the north and west but is poorly contained to the south and east. - Existing landscape elements around the southern and eastern edges are weak and there are few landscape elements within the sites. - This land parcel could contribute towards green infrastructure provision locally including forest planting. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

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

Description:

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

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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and 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 wildlife site, or could affect integrity of a Statutory Site.	- Retention of existing habitats including hedgerows and trees wherever possible. Retention of Hell Brook CWS - Requirement for strategic buffer around this site
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- Hell Meadow Wood (SD157), a non-statutory County Wildlife Site is located within site S0070. This is secondary woodland, which has developed on a ridge and furrow site.	
	Could development affect protected species or BAP priority species?		- 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)?		- There is potential for biodiversity gain on the site given the scale of the site, although no information or site master plan has been submitted by the developer to inform an appraisal. - A number of trees are protected in the southern part of the site.	
	Will it protect sites of geological importance?		- No RIGS site within 1km.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- The site is urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development is likely to include some open space provision as part of the site design, although no information on the site layout and design has been provided for this site. - May be potential to improve accessibility to woodland on site, although this is unclear. - It is unclear whether development will contribute to local sports provision.	- Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Could help fund improvements to local medical facilities, although the nearest health centre is around 2.0km (depending on access) from site S0070. - It is unclear whether a proposal could deliver additional healthcare provision either at an existing site, or on site.	
	Will it promote healthy lifestyles?		- The closest primary school, local centre and sports pitches are located in excess of 1500m from the site. - There may be potential to provide these facilities on site, although no site master plan has been submitted for the site.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue. - Would be largely determined by design and layout of any site.	- 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?		- Sinfin Community School, Noel Baker Community School and Merrill College may be able to accommodate some secondary age pupils from this area. - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity. - The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary. It is unlikely that these schools could accommodate strategic levels of housing growth. - It is likely that a new primary school would need to be delivered on site.	- 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?		- This site would ensure affordable housing delivery close to one of the most deprived wards in the city.	- 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 is poorly related to existing services by foot within Sinfin Local centre, located 1500m to the west. - This area is currently poorly served by public transport, but there is presently no metalled service from the site to routes running up Stenson Road or along Oaklands Avenue. - Depending on access and development to the north, the site could be within 400-800m of the nearest bus stops, with access to a four times hourly bus service.	- 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 justify the requirement for the provision of on-site local services and facilities, although very little is known about development proposals for the site.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- There are limited access opportunities onto this site. - The site is within the vicinity of a grade separated rail crossing at Stenson Road, which experiences medium to high levels of congestion, although there may potential to seek an improved two lane bridge, if the existing crossing is replaced as part of the electrification of the railway line, later in the Plan period. - It is unclear where access to/from the site would be located. - There are also localised capacity issues on other local roads, such as Goodsmoor Road, and Blagreaves Lane.	- 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 area immediately around the site is poorly served by public transport. - There are currently 4 buses an hour along Stenson Road, although depending on access arrangements, services could be beyond acceptable walking distances.	
	Will it make the best use of other infrastructure?		- 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 incidents of sewer overflows. - Superfast broadband coverage is available in this area	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- 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 towns and village centres.	Will it improve existing shopping facilities?		- It is uncertain whether additional shopping facilities would form part of any development proposals. - Vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support and increase the vitality of the centre, by increasing the number of local residents who could use the centre. Although the nature of the site may mean homes are located a significant distance from the local centre.	- Ensure good connectivity to Sinfin/Sunny Hill.
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 reduced consumption of materials?		- The site is almost entirely greenfield and there is no potential to reuse waste materials on site during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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 that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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 that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of overflows locally. - Nitrate Vulnerable Zone = Surface water only. - Ground Water Protection Zone = No	- Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents including from railway line.
	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. - The proximity of the site to the Derby to Birmingham Railway line could lead to an increase in noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority, the land is Grade 3b and would not result in the loss of best and most versatile land.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The Hell Brook forms the northern boundary of the site and there is limited flooding around this watercourse, although given the scale of flooding and the size of the site it is likely development in areas of flood risk can be avoided. - There are no significant areas of pluvial flooding away from areas identified at risk around Hell Brook. - Sequential test is likely to be passed subject to appropriate design and layout.	- 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?		- The site is relatively poorly located in respect of day to day retail needs and primary school provision, given its DUA Location, (1500m). Public transport is located 400-800m depending on site access. The nearest large scale employment area (Goodsmoor Road 1500m).	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area. - There is remnant ridge and furrow in this area, including within the wildlife site. - HERS 27430 (ridge and furrow within site) - The potential for below ground archaeology within the site is unknown	- 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?		- There is limited potential to improve access to cultural heritage features in this area, due to the lack of identified features.	- Ensure sites connect to existing local public rights of way, 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.	- Development is designed to take account of the local landscape elements including trees and hedgerows, Hell Brook and Hell Meadow. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site falls partially within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity. - Development of the site would result in a long vertical development along the railway line, from the urban area into the open countryside.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- Existing landscape elements such as trees, hedgerows and Hell Meadow County Wildlife site and hedgerows could help integrate new development into the local landscape. - There is an outgrown hedgerow and a small water course (Hell Brook) located on the northern boundary of the site and railway line, which in places is screened by an existing tree belt. - It is uncertain whether landscape elements will be retained within development.	

Site 19: S0090, S0090a , S0090b and S0121, Wragley Way, Sinfin

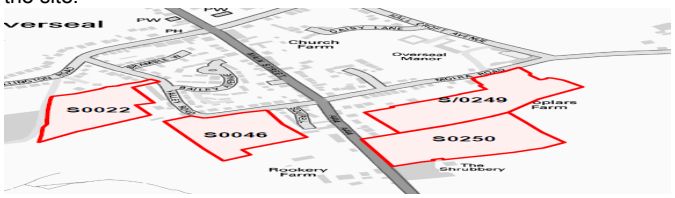
Description:

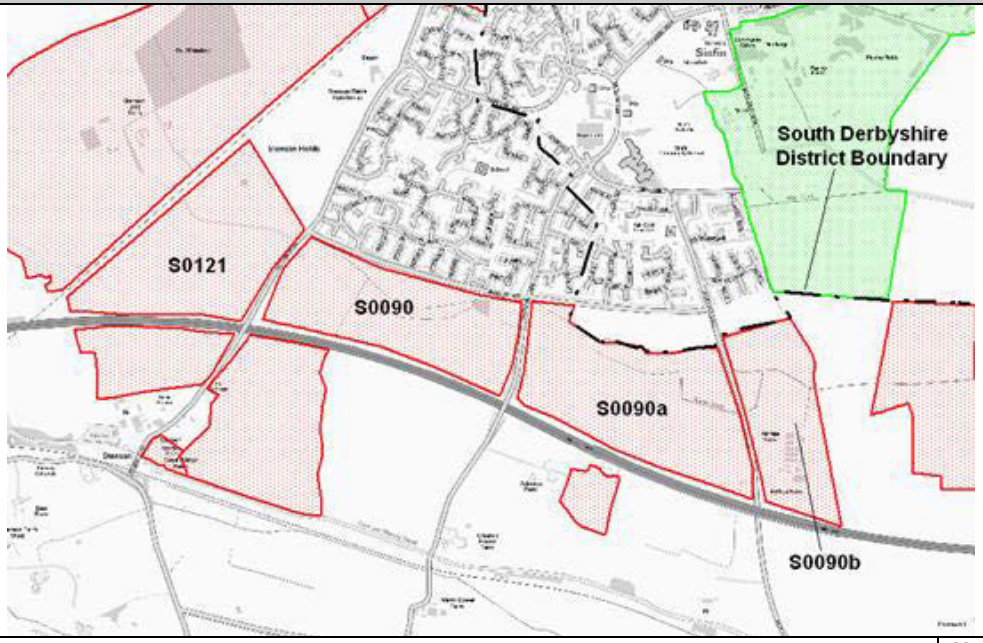
The sites lie on the southern edge of the built up area of Derby, extending from the Stenson Fields estate to the A50. The cross boundary sites consist of three sites, two in South Derbyshire and one in Derby City. However, from the information available to us, they could come forward as a holistic development.

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

A 16.75ha site immediately to the west of Stenson Road (and north of the site) already has consent for 487dwellings, and is currently being built out.

The sites extend some 98ha and are in multiple ownership, although site owners are willing to develop. 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 sites are not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site.	- Retention of existing hedgerows and field trees on site including hedgerow and water course which runs west to east through the site - Requirement for strategic buffer between Railway Line and A50.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There are no non statutory wildlife sites within 300m of the sites.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- There is potential for biodiversity gain on the sites given the scale of the sites, - The vision/master plan submitted by the developer identifies proposals for a strategic green buffer to the north of the A50, the retention of existing hedgerow around field boundaries and new open space.	
	Will it protect sites of geological importance?		- The sites are partly located on Sinfin Moor Rigs site. This sites 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?		- 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?		- 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?		- 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 these sites.	
	Will it provide sufficient housing to meet existing and future need?		- The sites 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?		- These 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development is likely to include some open space provision as part of the site. - There is potential to make proposed landscaping public access.	- Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Could help fund improvements to local medical facilities within Sinfin which is located around 750m to the north of the site, although it is unclear whether this facility could accommodate expansion. - It is unclear whether a proposal could deliver additional healthcare provision either at an existing site or on site.	
	Will it promote healthy lifestyles?		- Primary school sports pitches and a local centre would be located on site. - The site lies around 750m from the existing local centre located at Sinfin.	
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?		- Sinfin Community School, Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area. - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity. - A new primary school is proposed on 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?		- This site would ensure affordable housing delivery close to one of the most deprived wards in the city.	- 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 is well related to existing services by foot within Sinfin Local centre, located 750m to the north. This area is currently well served by public transport. - Bus stops are located to the north of the site on Wragley Way (within 400m). This route is 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?		- Proposals include a new primary school and local centre in addition to new informal open space and sports provision.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- 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?		- There are currently 4 buses an hour along Stenson Road and Wragley 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 proposed in this area, including Infinity Park and Stenson Field.	
	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 in increased incidences of sewer flooding - Superfast Broadband coverage in this area	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ - protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth 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?		- Small scale shopping provision on site would augment existing facilities located in Sinfin District Centre to the North of the site. - Vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support the vitality of the centre, by increasing the number of local residents who could use the centre, although the nature of the site may mean homes are located a significant distance from the local centre.	- Ensure good connectivity to Sinfin District Centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- These are greenfield sites, 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 reduced consumption of materials?		- The sites almost entirely greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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 that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations 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 that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = around a fifth of site S0121 is within a NVZ for surface water - Ground Water Protection Zone = No	- Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents including from railway line and A50.
	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. - The proximity of the site to the A50 could lead to an increase in noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The sites are greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority, the land is mainly Grade 3b. However, this is a pocket of Grade 3a land covering around 10% of the site (which is Best and Most Versatile) located on the western edge of the site.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The 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. - Site development is unlikely to have any discernible impact in respect of this objective. - Sequential test passed	- 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?		- The sites are located within 750m of Sinfin District Centre and will provide a new local centre on site. Public transport is located within 400m of the sites. Primary school provision will be on site. The nearest large scale employment area (Goodsmoor Road) is located 2km to the north, although could also be within 2km of Infinity Park depending on the route taken by the proposed integrated transport link.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area. - There is remnant ridge and furrow in this area - No HERS records within site area although HERS site adjacent to/close to western part of the site.	- Ensure appropriate archaeology surveys undertaken to inform site design.
To improve access to the cultural heritage of 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, or interpret the RIGS which covers much of the Sinfin Moor Area.	- Ensure sites connect to existing local public rights of way, 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.	- Development is designed to take account of the local landscape elements including field trees and hedgerows and Hell Brook - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The sites are 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?		- Existing landscape elements such as hedgerows and trees are proposed to be retained and could help integrate new development into the local landscape. - Opportunity exists to significantly soften the abrupt urban edge along Wragley Way and a strategic landscape buffer is proposed between new homes and the A50.	

Version 1d.

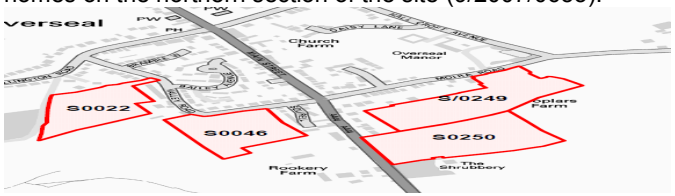
Site 20: S023: Land at Primula Way, Sunnyside

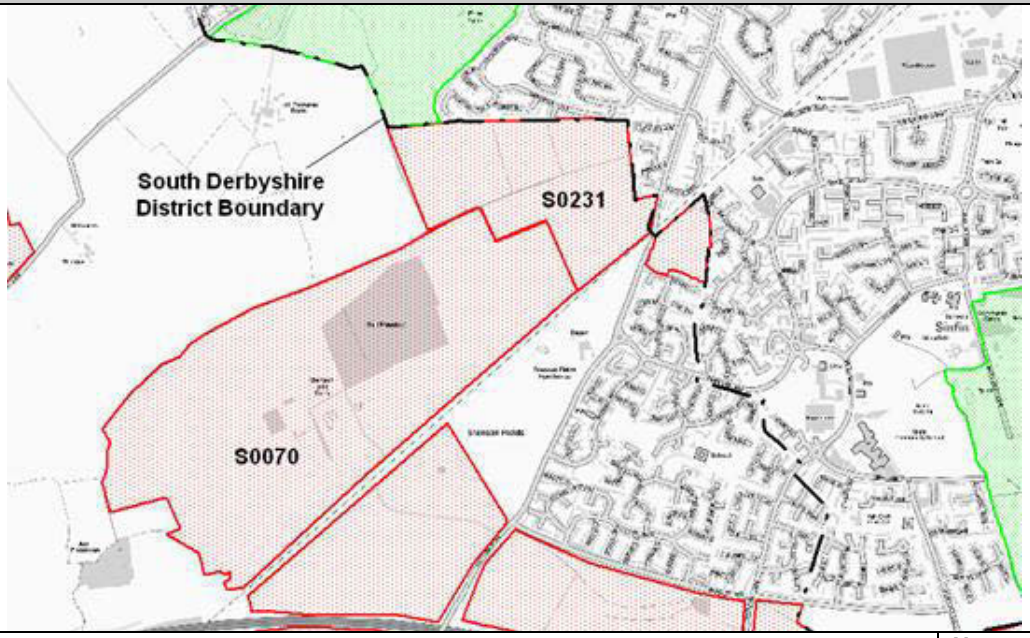
Description:

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

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

There is outline permission subject to legal agreements for 145 homes on the northern section of the site (9/2007/0655).





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	- Retention of existing field boundaries on site - Potential for habitat creation around Hell Brook.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Hell Meadow Wood (SD157) is located 300m within the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is potential for biodiversity gain on the site. There is a central green space corridor which will include tree planting proposed through the centre of the part of the site covered by existing outline permission. In addition there is a significant easement either side of the Hell brook and a SUDS proposed on site.	
	Will it protect sites of geological importance?		- Development is located within 500m of Sinfin Moor Rigs but would not affect the site	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development I will include some informal open space provision on the consented part of site, although there is no information on provision. the remainder of the site. - Existing facilities 1,200m - It is unclear whether development will contribute to local sports provision.	- Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Could help fund improvements to local medical facilities although the nearest health centre around is around 1.5km (depending on access) from site. - It is unclear whether proposal could deliver additional healthcare provision either at an existing site or on site	
	Will it promote healthy lifestyles?		- The closest local centre is Blagreaves Local Centre (within 800m) and sports pitches are located in excess of 1200m from the site. Bus stops are within 400m of the site. - There may be potential to provide these facilities on site although no site master plan has been submitted for the site - Performance against the SA could be substantially improved through provision of sports pitches on site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Development would remove a number of existing and planned communities out of an area of identified flood risk.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Sinfin Community School, Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity - The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary. It is unlikely that these schools could accommodate strategic levels of housing growth - It is likely that a new primary school would need to be delivered locally to accommodate growth.	- 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?		- This site would ensure affordable housing delivery close to one of the most deprived wards in the city.	- 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 is located around 800m from existing services in Blagreaves Local centre and 1500m from Sinfin District Centre. - This area is well served by public transport with bus stops on Stenson Road and Oaklands Avenue. - Could connect to the existing Sustrans route running up Stenson Road.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- The scale of the site could justify the requirement for the provision of on-site local services and facilities although very little is known about development proposals for the site beyond that for which planning consent has been obtained	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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 is within the vicinity of a grade separated rail crossing across at Stenson Road experiences medium-high to high levels of congestion, although there may potential to seek an improved (two lane bridge) if the existing crossing is replaced as part of the electrification of the railway line later in the Plan period. - There are also localised capacity issues on other local roads such as Goodsmoor Road, and Blagreaves Lane	- 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 area immediately around the site is well served by public transport. - There are currently 4 buses an hour along Stenson Road and Oaklands Avenue. - Limited potential for cycle route connectivity in this area	
	Will it make the best use of other infrastructure?		- Development of this scale (especially in combination with growth in Derby City and consented growth at Stenson Fields and elsewhere) 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 incidents of sewer flooding. - Superfast Broadband coverage in this area.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ - protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth 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 uncertain whether additional shopping facilities would form part of any development proposals - Vacancy rates in Sinfin District Centre (within 1500m of the site) are currently around 20%. This is significantly higher than other district centres. New development in this location could support the vitality of the centre, by increasing the number of local residents who could use the centre.	- Ensure good connectivity to Sinfin/Sunny Hill.
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 almost entirely greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- 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 in respect of the site beyond that with outline planning consent).	
	Will it reduce the proportion of 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?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Surface water only. - Ground Water Protection Zone = No	- Ensure appropriate noise, light and water mitigation policy is included in the Plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - The proximity of the site to the Derby to Birmingham Railway line could lead to an increase in noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is Grade 3b and would not result in the loss of best and most versatile land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The Hell Brook forms the northern boundary of the site and there is flooding around this watercourse, however the outline consent will alleviate this issue and will remove existing homes in Derby City from flood risk. - There are no significant areas of pluvial flooding away from areas identified at risk around Hell Brook. - Site is likely to pass sequential test subject to implementation of the proposed flood alleviation scheme	- Steer development away from areas that are identified as flood risk. Phase site delivery appropriately.
	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 located 800m in respect of day to day retail needs. Public transport is located 400m distant depending on site access. The nearest large scale employment area (Goodsmoor Road 1200m).	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	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?		- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area - No HERS site within this site - It is known potential for below ground archaeology in this area.	- None identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- There is limited potential to improve access to cultural heritage features in this area due to the lack of such features.	- Ensure sites connect to existing local public rights of way, 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?		- Site is greenfield	- Development is designed to take account of the local landscape elements including trees and hedgerows, Hell Brook and Hell Meadow - That existing field boundaries, trees and other landscape elements on site are retained. - That appropriate new planting is secured along the periphery of the site. .
	Does it respect and protect existing landscape Character?		- Site falls partially within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- Existing landscape elements such as trees, hedgerows could help integrate new development into the local landscape. - There is an outgrown hedgerow and a small water course (Hell Brook) located on the northern boundary of the site and railway line which in places is screened by an existing tree belt. - It is uncertain whether landscape elements will be retained within development on the southern portion of the site.	

Site 21: S0100, S100a Lowes Lane (Sites West of Chellaston)

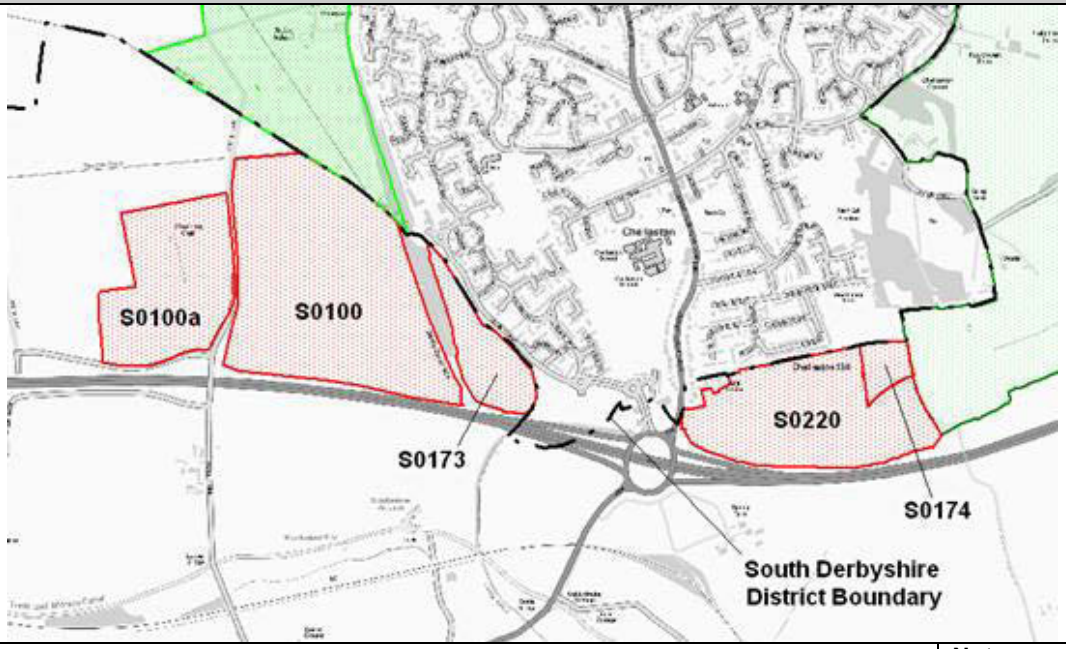
Description:

This area consists of two sites (S0100 and S0100a) which together extend some 53.8ha

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

Sites are mainly used for agricultural purposes, with hedge boundaries and dispersed trees. The sites contain a shooting club and a section of the protected alignment of the Derby/Sandiacre Cana which lies to the east of the larger site.

Site S100 is located to the immediate east of a smaller site (S0173) which has outline consent for around 150 homes. Both sites are in single ownership and there is a high level of developer interest.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	- Provide a strategic buffer between site S100 and the Derby and Sandiacre Canal Site - Retain existing hedgerows on site
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Site is immediately adjacent to wildlife site SD134 (Derby Canal).	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- 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 west 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?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development proposals include some open space provision on the western part of the site, - The is potential to make proposed landscaping public access	- 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?		- Could help fund improvements to local medical facilities within Chellaston (within 400m of site boundary)	
	Will it promote healthy lifestyles?		- Sports pitches and potential local centre on site. - Existing local centre in Chellaston with 400m of the eastern edge of the site - Schools provision within 800m of the site, although may be potential to accommodate new primary and potentially secondary school on site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- 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?		- Chellaston Academy is full and could not accommodate pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. - A new secondary school is proposed for the DUA, it may be possible to locate it in this area	- Continue 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		- This site would ensure affordable housing delivery close to an area with higher than average house prices within the city.	- 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 is well related to existing services which could be accessible by foot and cycle following completion of the T12 link road - This area is currently is well served by public transport and bus stops would be located within 400m of the eastern edge 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?		- Proposals include a new primary school and potentially local centre in addition to new informal open space and sports provision.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- 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?		- 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)	
	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 likely to be delivered commercially in this area	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		- Small scale shopping provision on site could augment existing facilities located to the east of the site. - Development in this area could support existing district centre facilities proposed in Chellaston itself and other retail provision proposed on the Chellaston Fields site. - There may be potential to locate a local centre on the site.	- Ensure good connectivity to Chellaston including shops on Holmleigh Way
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is predominantly greenfield and will not help regenerate existing built up areas, but could reinforce local design and character depending on the detailed design of homes	- 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 almost entirely greenfield although there is notable potential reuse secondary aggregates or other materials on site during construction phase owing to the significant amount of bunding material around the existing shooting club - New development would lead to a general increase in waste generation during construction and operation phases of development	- 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 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 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.	

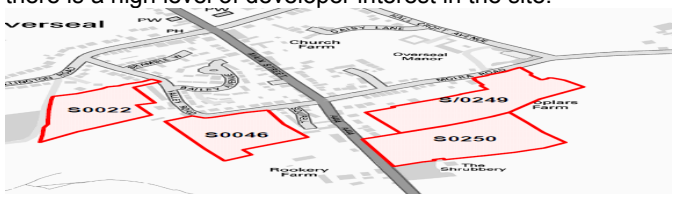
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise mitigation if the shooting club remains within the site areas
	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 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	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is greenfield and in agricultural use. - 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).	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Sites are located outside of areas at fluvial flood risk (aside from a small area adjacent to the Cuttle Brook and Trent Mersey Canal) and is unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential test passed	- 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?		- The site is located from an existing local centre to the east of the site and could provide a new local centre on site. Public transport is located within 400m of the site along Rowallan Way (but could be significantly further depending on access). Primary school is within 800m. The nearest large scale employment area (Wilmore Road) is located in excess of 5km from site, although this site is likely to be connected to the proposed Infinity Park. As such it is assumed that it would be within 2km of a strategic employment site	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- The land lies partially within Sinfin Moor RIGS and has potential for Palaeolithic evidence and very close to the barrow cemetery of Swarkestone Lowes, a Scheduled Monument and an area of regional importance for Bronze Age archaeology (HERS 27031) - There is high potential for prehistoric archaeology in this area - May be potential for this development to affect the reinstatement of the Trent & Mersey Canal, especially where roads cross the historical canal basin.	- 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?		- Development could improve access to the Trent & Mersey Canal	- 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 mostly greenfield, although there is shooting club located on a small portion of the western site.	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	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		- Existing landscape elements are limited although field margins are usually defined by hedgerows and trees - Opportunity exists to significantly increase strategic landscape buffer along the proposed T12 link road and A50 (as set out in master plan) to the south and create new ponds and other landscape features	

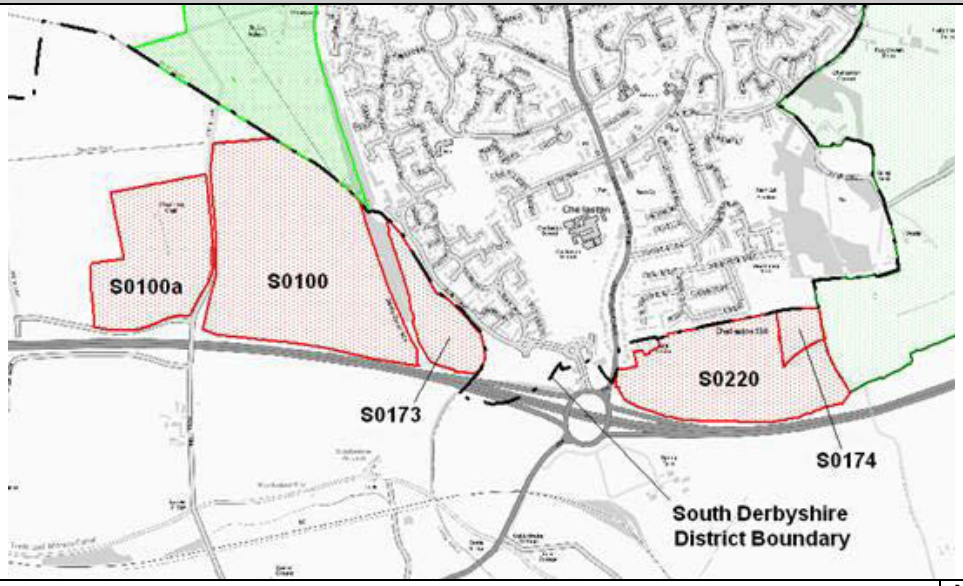
Site 22: S0173: Holmleigh Way, Chellaston

Description:
This area consists of a single site which extends some 6.4ha.

The site is well contained by existing built development and lies to the westof existing built development in Derby City. To the East of the site is the alignment of the former Derby and Sandiacre Canal. The Southern edge of the site is immediately adjacent to the A50 Trunk Road.

The site already benefits from outline planning consent for 157 homes subject to Section 106. The site is in single ownership and 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 nationally important wildlife sites?		- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	- Ensure policy to safeguard and reinforce existing tree belt close to the Derby and Sandiacre canal - Ensure development does not affect the Cuttle Brook or local wildlife sites adjacent to the site and associated habitat/species.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Site is immediately adjacent to wildlife site SD134 (Derby Canal).	
	Could development affect protected species or BAP priority species?		- Otters have been identified as using the Cuttle Brook within the site. A 10m buffer along the Cuttle Brook is proposed to minimise effects on otter. - Song thrush (A BAP Species) was recorded on site during site surveys. - No protected BAP Species on site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- 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 including a large central open space and further open space to the north of the site. Significant planting is also proposed adjacent to the Cuttle Brook and the Derby Canal Wildlife site.	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Design and Access Statement for this site indicates that a range of house types, sizes and tenures are envisaged in order to accommodate a variety of household types. Detail to be provided through reserved matter applications	
	Will it provide sufficient housing to meet existing and future need?		- 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development proposals include some informal open space provision to the north and in the central part of the site - Existing sports provision within 600m of the site - Site connects to existing PROW network in this area	- Ensure new development improves access to local walking and cycling routes including through the site and to facilities to the north.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Could help fund improvements to local medical facilities within Chellaston (within 800m of site boundary)	
	Will it promote healthy lifestyles?		- Sports pitch within 600m of the site. - Existing local centre in Chellaston with 800m of the site - Schools provision within 800m of the site, although may be potential to accommodate a new primary school and local centre on Chellaston Fields site to the west	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Development could deliver enhancement to the existing public footpath that connects the A514 with the Holmleigh Way/Crown Way roundabout through improved surfacing and lighting (subject to confirmation of land details). - Could be further influenced 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?		- The applicants have proposed a package road-safety related improvements for the A514/Chellaston High Street traffic signal junction, to include non-widening measures such as enhanced road signage, markings and high friction surfacing.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Chellaston Academy is full and could not accommodate pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. - A new secondary school is proposed for the DUA, it may be possible to locate it in this area - Primary school provision could be met on adjacent Chellaston Fields site or in local village school(s)	- 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?		- This site would ensure affordable housing delivery close to an area with higher than average house prices within the city.	- 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 is within 800m of existing Local Centre - This area is currently is well served by public transport and bus stops would be located within 400m of the site on Holmleigh Way	- 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?		- Given the scale of the proposal it is unlikely that this site would deliver significant new shops or community facilities. However it could contribute towards the expansion of, or sustaining of existing facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- 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?		- 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)	
	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 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	- 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?		- Development will not deliver further shops or services	- Ensure good connectivity to Chellaston including shops on Holmleigh Way
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is predominantly greenfield and will not help regenerate existing built up areas, but could reinforce local design and character depending on the detailed design of homes - Detailed design of the site will influence overall site performance. Matters such as materials etc. are still to be resolved through reserve matters.	- 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 entirely greenfield and there is no potential for reuse secondary aggregates or other 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 waste onsite.	
	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?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise mitigation to ensure site is not unduly effected by road noise from the A50 or the T12 link which will connect to Holmleigh Way
	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 could lead to an overall increase in noise pollution given the proximity of the site to the A50 and A50 Slip road.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is Grade 3b and as such not best and Most Versatile - The construction of the A50 has severed this area from agricultural land to the south.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Development areas 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. - Site development unlikely to have any discernible impact in respect of this objective. - Site is likely to be sequentially acceptable subject to new development being steered out of areas at floodrisk	- 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?		- The site is located within 800m of a Primary school and local centre. There may be potential to accommodate a new primary school on the Chellaston Fields site to the west of the Bonnie Prince Island. - The nearest large scale employment area (Wilmore Road) is located in excess of 4.5km from site, although is likely to be connected to the proposed Infinity Park. As such it is assumed that it would be within 2km of a strategic employment site	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- The land lies partially within the area of a glacial lake with potential for Palaeolithic evidence and very close to the barrow cemetery of Swakestone Lowes, a Scheduled Monument and an area of regional importance for Bronze Age archaeology. There is also evidence for Iron Age and Roman settlement in the area. - There is high potential for prehistoric archaeology and moderate or high potential for Roman archaeological remains to be discovered on the site and moderate potential for Anglo-Saxon remains. - Site development as set out in the consent for the site would not affect the reinstatement of the Derby and Sandiacre Canal	- 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?		- Development will improve access to the Trent & Mersey Canal from both this site and homes in west Chellaston and will upgrade footpaths through the site - No HERS within site although adjacent to former canal which is listed as a HERS site	- Require consideration of improvements of local PROW including links to Holmleigh Way
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 would lead to the loss of greenfield (although constrained) agricultural land	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site adjacent to the A50 and CWS.
	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		- Existing landscape elements are limited although existing tree belts along Cuttle Brook and the A50 will be retained within the development. - Site is well contained by existing landscape elements and built development - The site will contribute to the delivery of new amenity space on site.	

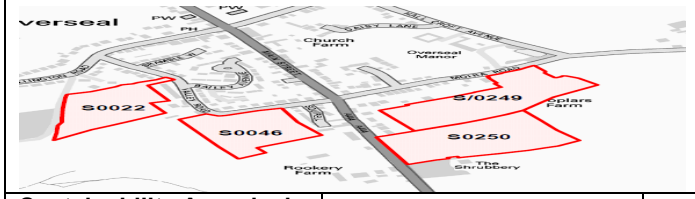
Site 23: S0220 and S0174: Chellaston Fields

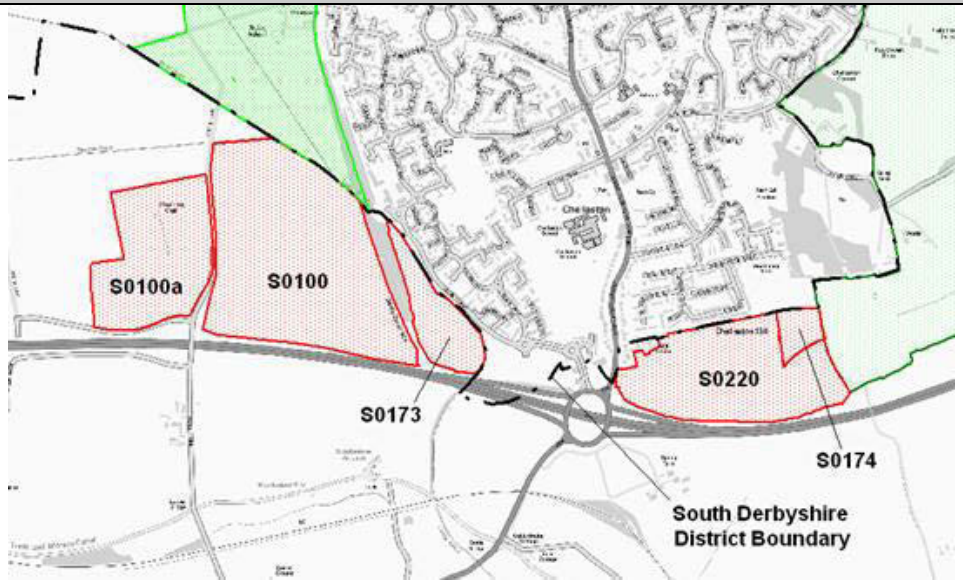
Description:

This cross boundary broad location consists of two sites S0220 and S0174. The larger site lies to the east of the A514 off Woodlands Lane, and covers the area of land within South Derbyshire between the eastern edge of Chellaston and the Nottingham-Derby Green Belt. The smaller site immediately abuts the north eastern edge of the larger site but is again bounded by the greenbelt.

Both sites are used for agricultural purposes, with hedge boundaries and dispersed trees and in total extend some 22.5ha. Both sites are in single ownership and there are high levels of developer interest in both.

Outline planning consent has been granted for 450 homes, primary school, local centre, small supermarket and open space. Ref (9/2012/0568)





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	- Ensure policy to safeguard and reinforce existing tree belt north of A50.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Chellaston Brickworks (DE017) is located to the north of site S0220 - There is one non-statutory wildlife site, which dissects sites S0173 and S0100 - There are no wildlife sites with any of the identified sites	
	Could development affect protected species or BAP priority species?		- Potential for Skylark on site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- 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 including a large central open space and further open space to the north of the site. Significant planting is also proposed adjacent to the Cuttle Brook and the Derby Canal Wildlife site.	
	Will it protect sites of geological importance?		- Site is not located within 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?		- 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?		- 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?		- Design and Access Statement for this site indicates that a range of house types, sizes and tenures are envisaged in order to accommodate a variety of household types. Detail to be provided through reserved matter applications	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- No, site 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 proposals include some open space provision on the western part of the site, - The is potential to make proposed landscaping public access	- 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?		- Could help fund improvements to local medical facilities within Chellaston (within 400m of site boundary)	
	Will it promote healthy lifestyles?		- Sports pitch within 600m of the site. - Existing local centre in Chellaston with 800m of the site - Schools provision within 800m of the site, although may be potential to accommodate a new primary school and local centre on Chellaston Fields site to the west	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Development could deliver enhancement to the existing public footpath that connects the A514 with the Holmleigh Way/Crown Way roundabout through improved surfacing and lighting (subject to confirmation of land details). - Could be further influenced 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		- The applicants have proposed a package road-safety related improvements for the A514/Chellaston High Street traffic signal junction, to include non-widening measures such as enhanced road signage, markings and high friction surfacing.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Chellaston Academy is full and could not accommodate pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. - A new secondary school is proposed for the DUA, it may be possible to locate it in this area - Primary school provision could be met on adjacent Chellaston Fields site or in local village school(s)	- 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		- This site would ensure affordable housing delivery close to an area with higher than average house prices within the city.	- 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 is within 800m of existing Local Centre - This area is currently is well served by public transport and bus stops would be located within 400m of the site on Holmleigh Way	- 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?		- Given the scale of the proposal it is unlikely that this site would deliver significant new shops or community facilities. However it could contribute towards the expansion of, or sustaining of existing facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- 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?		- 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)	
	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 to be delivered commercially by 2016	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support construction industry and other businesses involved in marketing, 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 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.	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?		- The proposed development is unlikely to have any effect in respect of this objective	- 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?		- Development will not deliver further shops or services	- Ensure good connectivity to Chellaston including shops in Chellaston District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is predominantly greenfield and will not help regenerate existing built up areas, but could reinforce local design and character depending on the detailed design of homes - Detailed design of the site will influence overall site performance. Matters such as materials etc. are still to be resolved through reserve matters.	- 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 entirely greenfield and there is no potential for reuse secondary aggregates or other 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. This is an issue that is likely to be finalised through the detailed application process and discharge of conditions.	
	Will it reduce the proportion of 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 of the building regulations - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

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To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of combined sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise mitigation from the A50 to the south of the site
	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 could lead to an overall increase in noise pollution given the proximity of the site to the A50 and A50 Slip road.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is Grade 3b and as such not best and Most Versatile	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Development areas 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. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential Test passed	- 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?		- Provision of a new local centre and primary school is expected to be on site - The nearest large scale employment area (Wilmore Road) is located in excess of 3.5km from site - The site would be within 3km of the proposed infinity commercial area in Derby City.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- Development would lead to the loss of existing in ground heritage features - Features on the site appear to be from a number of phases of activity from prehistoric to the roman period - These have been fully recorded and mitigation is in place to preserve these in record. - HERS record on site S0174 (HER27025)	- 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?		- Results of archaeological assessment undertaken to inform planning decision on site are available for public reference	- 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 would lead to the loss of greenfield agricultural land	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site including along the A50 and greenbelt to the east of the site.
	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 - Part of this eastern edge of the site which comprises higher ground could be visible from the Trent and Mersey Canal 1.2km to the south west although	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Existing landscape elements are limited although existing tree belts along the south east and north of the site will be retained - The site will contribute to the delivery of new amenity space and attenuation ponds on site.	

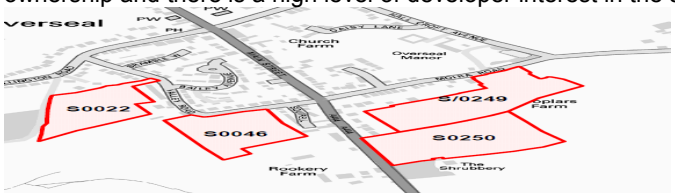
Site 24: S0227, Land at Sinfin Moor, Derby

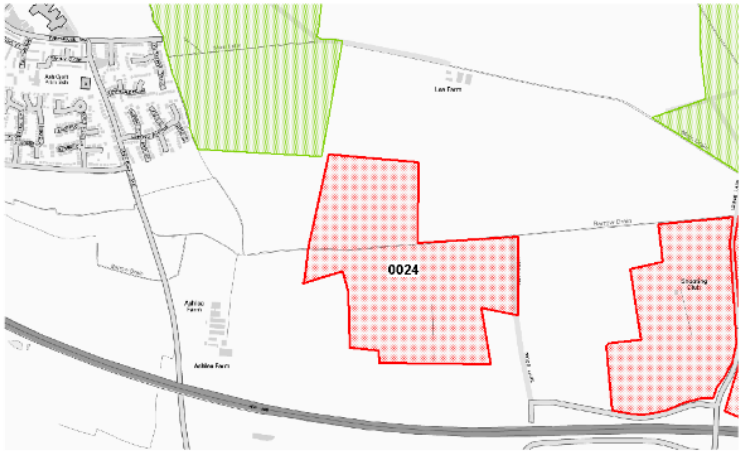
Description:

The sites lie on the southern edge of the built up area of Derby, extending from Moor Lane in the east to the Wragley Way Development proposal in the west. To the south lies agricultural land and the A50, whilst land to the north is located in Derby City and forms part of the consented Infinity Park Commercial Site

There is presently no development around this site and the land would be dislocated from existing built development within the urban fringe.

The site is greenfield and extends some 29 ha. It is in single ownership and there is a high level of developer interest in the site





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 nationally important wildlife sites?		- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	- Retention of existing Hedges to the south and west of the site.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the sites	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is potential for biodiversity gain on the site given the scale of the site, - No information regarding landscaping or habitat creation is held by the council in respect of this site.	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, 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?		- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	- Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Sinfin and Chellaston around 1.5km from the site km from the site. - It is unclear whether strategic growth would support the delivery of new medical facilities on site	
	Will it promote healthy lifestyles?		- Site is located around 1.5km of a local centre (although development at neighbouring sites could significantly lessen this distance). The nearest primary school is around 1200m distant whilst sports pitches are located 2.5km distant. The nearest local or district shopping centre is located 1.5km. - 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.	
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?		- Sinfin Community School, Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity - It is unclear how primary schools would be accommodated in this area. - 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?		- This site is located away from existing residential areas. - Could provide housing well related to a proposed commercial area in Derby City in the longer term.	- 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 bus stops as the crow flies, although could be further depending on access and layout of 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?		- 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 by 2016 in this area.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth 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 uncertain whether additional shopping and other leisure provision would be made on this site - Vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support the vitality of the centre, by increasing the number of local residents who could use the centre, although the nature of the site may mean homes are located a significant distance from the local centre.	- Ensure good connectivity to Sinfin and Chellaston.
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 almost entirely greenfield and there is no potential to reuse demolition 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 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 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.	

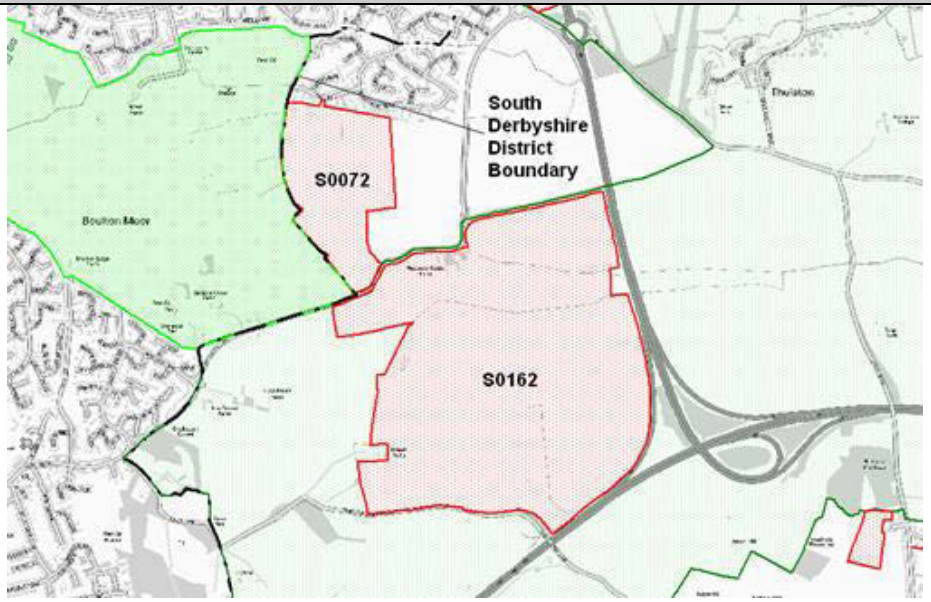
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise mitigation from the A50 to the south or Shooting club to the east of the site.
	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. - The proximity of the site to existing shooting club, or the future Infinity Park Commercial area could lead to an increase in noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority 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.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- 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. - Site is unlikely to be sequentially acceptable although may be limited potential to accommodate housing in area in Zone 1. It is likely that site would not be sequentially preferable, if site is included in the Plan exceptions text may be required.	- Steer development to parts of the site at lower levels of flood risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is located within 1500m of Sinfin District Centre and Chellaston Local Centre. Public transport is located within 800m of the site. Primary school provision is1200m although this is not the current catchment school. The nearest large scale employment will be Infinity Park to the immediate north).	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this - There is potential for below ground archaeology (including features associated with the RIGS designation on site) - No HERS records on site	- 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, or interpret the RIGS which covers much of the Sinfin Moor Area or improve connectivity of this part of Derby City to the Derby Sandiacre canal basin (once reinstated) and the existing Trent and Mersey Canal.	- 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.	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	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		- Strong filed 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 - Opportunity exists to deliver biodiversity gain and habitat creation on site - It is unclear whether landscape elements would be protected and new features delivered in the absence of an indicative sites masterplan.	

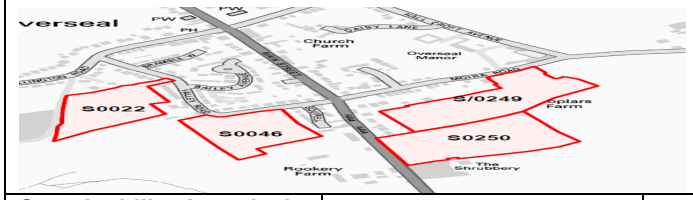
Site 25: S0072, Phase 2 Boulton Moor, Derby

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

It forms an extension to a larger site which was granted outline planning consent for 1,058, local centre, sports pitches and primary school in 2009. The site abuts a proposed housing site location in derby city which lies to the immediate west in the green wedge.

The site extends some 21.5ha and 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 nationally important wildlife sites?		- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	- Ensure policy to safeguard and reinforce existing tree belt north of Snelsmoor Lane.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the sites	
	Could development affect protected species or BAP priority species?		- 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)?		- The Environmental Statement and concept master plan which was submitted for both sites indicates 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?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- 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 cold be accommodated where need is established	
	Will it promote healthy lifestyles?		- Site is located within 400m of proposed local centre (on phase 1 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 around 800m away)	
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 may be able to take some, 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 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 around 800m from the phase 2 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 phase 1 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 be within 400m of a bus route as consented phase 1 scheme is built out - Development incudes 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.	

To achieve stable 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 the delivery of enhanced local centre proposed as part of the phase 1 development	- Ensure good connectivity to the consented (but not yet started) local centre within the Phase 1 Boulton Moor Development
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?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- 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		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However this is a pocket of Grade 3a land covering less than 10% of the site (which is Best and Most Versatile). This area is located in the south west part of the site.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is outside of an area at fluvial flood risk in the Districts SFRA, however Environment Agency mapping indicates around a quarter of the site (towards the southern part of the site area) is at fluvial flood risk. Land in this area is raised compared to land to the west in the City and it is unclear whether EA flood maps are accurate. Further assessment of flood risk in this area is required. - Site may pass the sequential test depending on site layout and identified flood risk.	- Steer development away from areas that are identified as flood risk. - Continued liaison with EA in respect of flood risk on 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?		- New local centre and Public transport is located within 800m of the 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.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- No identified sites of cultural heritage importance such as listed buildings or conservation areas - No HERS records within the site - There may be potential for in ground archaeology	- 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	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	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		- Strong field boundaries consisting of hedgerow and tree belts, including substantial tree belt along Snelsmoor Lane. - New peripheral planting and informal open space proposed - Opportunity exists to deliver biodiversity gain and habitat creation on site	

Site 26: S0041, Phase 3 Boulton Moor, Derby

Description:
Sites lie on the south east edge of the built up area of Derby, to the south of Alvaston, extending west towards the A6 and Alvaston Castle Park and Garden beyond.

The site is physically separated from the phase 1 and 2 Boutlon Moor sites and occupies an area of land between the existing urban edge and the A6 which has been severed from the remainder of the greenbelt in this area by the development of the A6.

The site extends some 9.5ha and 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 nationally important wildlife sites?		- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	- Ensure policy to safeguard and reinforce existing planting around the A6
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the sites. Elvaston Castle LNR is located within 400m of the site	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- Given the scale of the site there is potential to deliver tree planting and habitat creation on site - No indicative master plan is held for this site	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	- Ensure new development improves access to local walking and cycling routes including around Elvaston Castle.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 1.5km from the site on Keldholme Lane - Site could contribute to new health facilities on phase 1 and 2 site within 1km	
	Will it promote healthy lifestyles?		- Site is located within 800m of proposed sports pitches. - Site could be within 800m of new primary school for phase 1 sites - Closest school in the city is within 1200m	
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		- Uncertain impacts	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area - There are proposals for a primary school to be provided within the Boulton Moor Phase 1 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 400m of a twice hourly bus stop serving Derby City, Shardlow and East Midlands Airport - Land is set aside for a proposed park and ride serving the A6 corridor. This will be around 400m from the phase 3 site. - There is off road cycling provision immediately outside this site along the A6, as well as provision along Shardlow Road and around Elvaston Castle in South Derbyshire	- 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 support the provision of a new local centre in the phase 1 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 could support the delivery of improved bus services locally and would contribute to the delivery of bus priority measures along the A6. - could support the delivery of a park and ride to serve the A6 transport corridor - The site would be able to connect to existing off road cycling routes along and around the A6.	- 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 be within 400m of an existing hourly or better bus service - Development could support the delivery of the park and ride site to serve the A6 Corridor - Development could connect to existing cycling routes around 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 sewer flooding - Superfast broadband will be delivered commercially in this area by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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 uncertain whether development would support the delivery of additional shops and services on site - Housing in this area could help sustain a proposed local centre to be located in the Boulton Moor Phase 1 site.	- Ensure good connectivity to Alveston District Centre and new development in the consented phase 1 Boulton Moor site
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.	

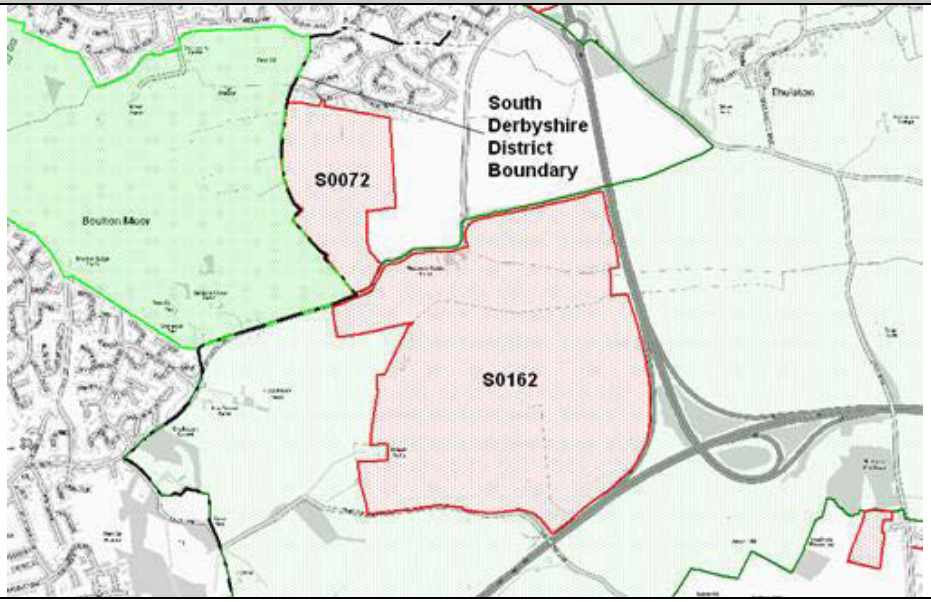
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise mitigation from the A6 to the south of the site
	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. - Proximity of the site to the A6 could lead to increase number of noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is mainly Grade 2 and would lead to the loss of land which is Best and Most Versatile.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential test passed.	- 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?		- New local centre consented as part of the phase 1 site and primary school within 800m of the site, public transport within 400m. The nearest large scale employment is Raynesway and Derby Commercial Park both within 2km of the site.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- Could affect the setting of Elvaston Castle Historic Park and Garden, although the site is separated from the park and garden by the A6 Trunk Road. - HER 19702 located within the site (Farmstead, enclosure, ridge and furrow) - There may be potential for in ground archaeology in this area.	- 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	- Development is designed to take account of the local landscape elements including trees and hedgerows, That existing field boundaries, trees and other landscape elements on site are retained. - That appropriate new planting is secured along the periphery of the site. .
	Does it respect and protect existing landscape Character?		- 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		- Strong field boundaries consisting of hedgerow and tree belts around the north of the site and along the A^ - New peripheral planting could strengthen planting adjacent to the A6 - Opportunity exists to deliver biodiversity gain and habitat creation on site - No site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters.	

Version 1d.

Site 27: S0162 Thulston Fields Farm, Thulston Derbyshire

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

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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	- Ensure policy to safeguard and reinforce existing planting around the A6, A50 and Snelsmoor Lane
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the sites.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site - No indicative master plan is held for this site	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would have an uncertain effect in respect of delivering new informal open space and sports provision. - However given the scale of the site it is likely that new facilities could be accommodated on site	- Ensure new development improves access to local walking and cycling routes including around Elvaston Castle.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 2.5km from the site on Keldholme Lane - Site could contribute to new health facilities either on this site or on the Boulton Moor Site to the north	
	Will it promote healthy lifestyles?		- Site is located within 1200m of proposed sport pitches, local centre and primary school consented within the phase 1 Boulton Moor Site - Given the scale of the site there is significant potential to accommodate new facilities within the development site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area, although it is unlikely that these schools could accommodate growth of this scale in combination with development already consented in this area - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- Continue 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 Boutlon 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?		- Site would around 400m form an established or proposed local centre. - There are no bus services serving the A6, A52 or Snelsmoor Lane - The phase 1 Boulton Moor site is likely to improve bus access although it unclear what route buses would take, or where bus stops would be located. (access within 800m assumed) - There is off road cycling provision immediately outside this site along the A6, this would be accessible via the Boulton Moor Phase 1 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 help sustain proposed shops and services in the phase 1 Boulton Moor site - Given the scale of the site there is a likelihood that housing would be supported by new shops, community facilities and public transport although no detail on these is held	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unclear whether this scale of growth in combination with development consented on this transport corridor could be accommodated and - Development could support the delivery of a park and ride to serve the A6 transport corridor - The site would be able to connect to existing off road cycling routes along and around the A6.	- 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 is likely to be within 800 of a proposed hourly or better bus service - Development could support the delivery of the park and ride site to serve the A6 Corridor - Development could connect to existing cycling routes around 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 sewer flooding - Superfast Broadband likely to be delivered commercially by 2016	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- 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 likely that development would support the delivery of additional shops and services on site, although no information is held regarding if, or indeed the type of, facilities that could be accommodated on site - Housing in this area could help sustain a proposed local centre to be located in the Boulton Moor Phase 1 site.	- Ensure good connectivity to Alveston District Centre and new development in the consented phase 1 Boulton Moor site
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.	

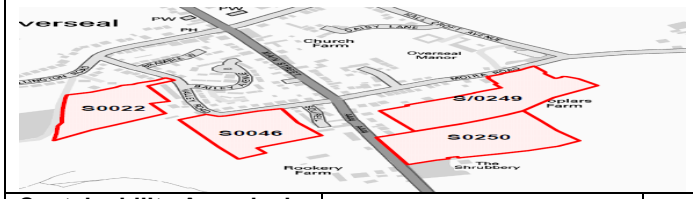
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate noise mitigation from the A6, A50 to the east and south of the site
	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. - Proximity of the site to the A6 and A50 could lead to increase number of noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land the eastern half of the site is identified as being Grade 2 agricultural land and is best and most versatile. Elsewhere land is grade3b	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is outside of an area at fluvial flood risk (except for a very small area of land close to the farmhouse) and is unlikely to have any discernible impact on flood risk locally. - Site would pass sequential test subject to appropriate site layout	- Direct build development away from areas of flood risk within site.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- New local centre consented as part of the phase 1 Boulton Moor site and primary school within 800m of the site, public transport within 800m? The nearest large scale employment is Raynesway and Derby Commercial Park both within 4km of the site.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- Could affect the setting of Elvaston Castle Historic Park and Garden - No HERS sites within site area - There may be potential for in ground archaeology in this area	- 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	- Development is designed to take account of the local landscape/cultural elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	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		- Strong field boundaries consisting of hedgerow and tree belts around the north, south and east of the site and between field parcels in the site - New peripheral planting could strengthen planting adjacent to the A6 and A50 - Significant opportunity exists to deliver biodiversity gain and habitat creation on site - No site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters.	

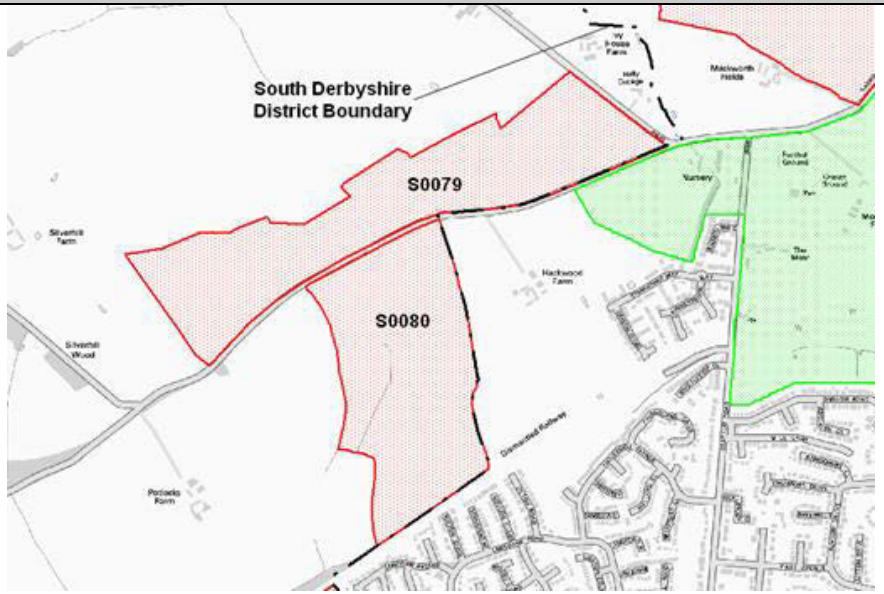
Version 1d

Site 28: S0079, S0080: Land at Hackwood Farm, Mickleover

Description:
This is a greenfield site which straddles the South Derbyshire and Derby City Boundary. Site S0080 is immediately adjacent to a planning proposal for 370 homes, retail units and open space in Derby City (Ref 03/13/00298) and would form an extension to this site, An application for this site has been submitted to South Derbyshire District Council ref 9/2014/0562. Site 0079 is located to the immediate north of both sites and is separated by Radbourne Lane.

Together the site would extend to some 45ha and both are believed to be in single ownership. There is a high level of developer interest in site S0080.





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	- Ensure appropriate buffers are provides around local wildlife sites adjacent to the site - Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The Derby-Etwall Trail wildlife site abuts the southern boundary of the site (DE094). Radbourne Lane Hedges (DE036) is located within the proposed site.	
	Could development affect protected species or BAP priority species?		- No protected species have been identified on Derby City part of the application - 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)?		- Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site - indicative master plan has been sumbitted as part of the development proposal although application in South Derbyshire remains to be determined. No information for site S0079	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would deliver new informal and formal open space and the site level - No sports pitches or formal provision located in the Derby City Site	- Ensure new development improves access to local walking and cycling routes including around the Etwall to Mickleover Greenway and extensive footpath network around Radbourne.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 2.5km from the site on Drayton Avenue - Site could contribute to new health facilities although it is unclear if any facilities are required, or promoted	
	Will it promote healthy lifestyles?		- Given the scale of the site there is significant potential to accommodate new facilities within the development site. - Delivery of this site would be conditional on Derby City site and therefore it is assumed that it is located within 400m and primary school and local centre proposed in the Derby City Application site. - Site is within 800m of local sports pitches.	
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		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area, although it is unlikely that these schools could accommodate growth of this scale in combination with development already consented in this area - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- Continue 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		- Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Site would around 400m from the proposed local centre in Derby City Site. - There are no bus services serving the Radbourne Lane Area. The nearest bus stops are on Ladybank Road in excess of 800m from the site, although the Derby City application is looking to extend this service into the site. (Review performance once further information on public transport route is known). - There is off road cycling provision immediately outside this site along the adjacent Sustrans Route between Etwall and Derby City Centre.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would deliver new shops, primary school, open space and 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?		- It is unclear whether this scale of growth in combination with development already consented on this transport corridor could be accommodated. - Development is likely to have less impact following the completion of grade separation works to the A38 and a number of local routes expected in 2021. - Construction of a new roundabout on Radbourne Lane will have a temporary benefit towards reducing delays during early phase of site development.	- 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 is likely to be within 400m of a proposed twice hourly bus service - Development will connect to local cycle routes and will deliver new walking and cycling routes on site - City application includes a traffic plan which if granted will be secured via section 106 agreement	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows. However these could improve capacity in the local network. - 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. - Superfast broadband expected delivery by 2016 in this area.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis whilst site is built out.	
	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?		- Development will include new shops/local centre	- Ensure good connectivity to Mickleover District Centre and proposed local centre in Derby City part of site
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- 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?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- 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		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential test passed.	- 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?		- New local centre, primary school and bus services is proposed as part of the Derby City Site (the release of this site would be conditional on this site being developed). - Site would be in excess of 4km from an employment area of 10ha or more.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Could affect the setting of Radbourne Hall, Silverhill Farm and Potlocks Farm. - No HERS site within site area, although HER99013 dissects the two sites - There may be potential for in ground archaeology in this area	- 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 via the public rights of way network to Radbourne Hall	- 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	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That existing field boundaries, trees and other landscape elements on site are retained. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- 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		- Strong field boundaries consisting of hedgerow and tree belts to the west of the site - New peripheral planting could strengthen planting adjacent to Radbourne Lane and the greenway to the south - Significant opportunity exists to deliver biodiversity gain and habitat creation on site - Site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters for site S0080 site in South Derbyshire.	

Site 29: S0078. Land at New House Farm, Mickleover

Description:
This is a greenfield site which lies immediately adjacent to the City Boundary. The is bounded by the Etwall to Derby Greenway to the north and by the A516 to the south. There are homes located to the immediate east of the site
The site extends to some 78.7ha and is being promoted by two developers and is in multiple ownership, although it is understood that developers would be prepared to ensure that the whole site is developed comprehensively . There is a high level of developer interest in both sites and permission exists for the development of 300 homes to the south of the Site. A further application for 252 homes to the north of the site has recently been submitted to the Authority.

Key

- Housing Site
- Green Belt
- Green Wedge

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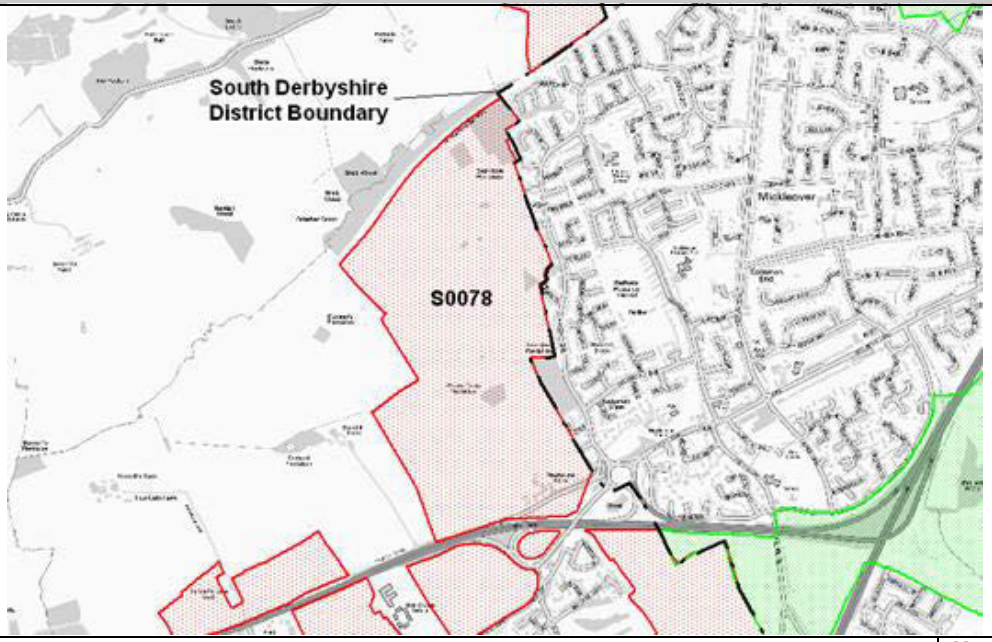
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	- Ensure appropriate buffers are provides around local wildlife sites adjacent to the site - Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are two non-statutory wildlife sites which share a boundary with this site (Black and Osier Bed Woods (SD312) and Ladybank Wood/Four acre plantation (DE026).	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site - Master plans for both sites indicates that a significant area of open space would extend centrally and around norther edge of the site and would contribute to habitat creation, strategic planting and suds.	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The site would deliver new informal and formal open space and the site level.	- Ensure new development improves access to local walking and cycling routes including around the Etwall to Mickleover Greenway and extensive footpath network around Radbourne.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 1km from the site based on footpath connection from Greenside Court or 1.6km by road based on proposed access - Site could contribute to new health facilities although it is unclear if any facilities are required, or promoted	
	Will it promote healthy lifestyles?		- Given the scale of the site there is significant potential to accommodate new facilities within the development site. - Based on master plan site would include primary school, local centre and sports pitch(es)?	
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		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park (although this school is unable to accommodate growth). - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on site	- 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		- Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre proposed on site - Bus services are located on Ladybank Road. Bus stops are within 400m of site. May be potential for service penetration into the site although this is unknown. - There is off road cycling provision immediately outside this site along the adjacent Sustrans Route between Etwall and Derby City Centre.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would deliver new shops, primary school, open space, community centre as well as contributions towards public transport provision within 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?		- large scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor in the short termm - Development is likely to have less impact following the completion grade separation works to the A38 and a number of local routes expected in 2021	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure. - Ensure most development is phased later in Plan Period
	Will it increase the proportion of journeys using modes other than cars?		- Site is likely to be within 400m of a frequent bus service - Development will connect to local cycle routes and will deliver new walking and cycling routes on site - Master plan indicates permeability into the site by walking and cycling.	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows. However these could improve capacity elsewhere in the local network - 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. - Superfast Broadband to be delivered commercially in this area by 2014.	

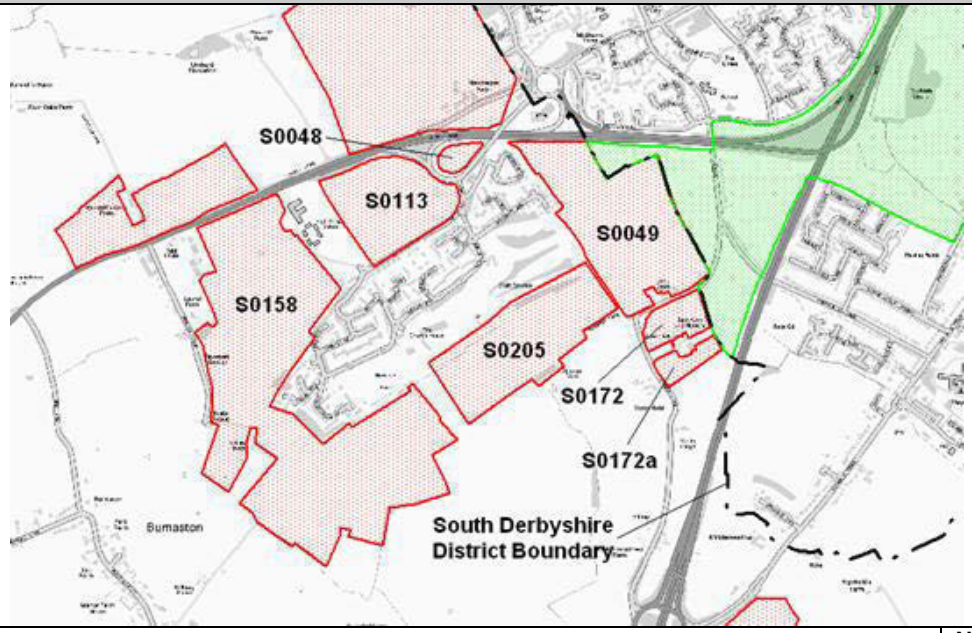
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build 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?		- Development will include new shops/local centre	- Ensure good connectivity to Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character - Would be dependent on the approach to development and detailed design and implementation.	- 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?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- 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. - May be limited potential for increased noise complaints from homes immediately adjacent to A516, although site master plan indicates that homes would be set back from road.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is greenfield and in agricultural use/horsiculture uses. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential Test Passed	- 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?		- New local centre, primary school proposed as part of the site master plan - Site would be in excess of 4km from an employment area of 10ha or more.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Could affect the setting of Radbourne Hall, Silverhill Farm and Potlocks Farm - HERS record HER24308 Ridge and Furrow) to south of the site - Extensive ridge and furrow on site, with area to the south/ north of the site well preserved - Potential for in ground archaeology in this area	- Require that appropriate archaeological surveys are undertaken. - Encourage preservation of ridge and furrow within the site where practicable
To improve access to the cultural heritage of 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 via the public rights of way network to Radbourne Hall	- 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	- Development is designed to take account of the local landscape/cultural elements including field trees, woodland and existing hedgerows, - That appropriate new planting is secured along the periphery of the site.
	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		- Strong field boundaries consisting of hedgerow and tree belts to the west of the site - New peripheral planting could strengthen planting adjacent to Radbourne Lane and the greenway to the south - Significant opportunity exists to deliver biodiversity gain and habitat creation on site ~	

Site 30: S0113 Pastures Hospital, Mickleover

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

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



Key

- Housing 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 nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	- Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is potential to deliver tree planting and habitat creation on site - No master plan has been submitted in respect of this site	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Unclear whether site would deliver new informal and formal open space and the site level	- Ensure new development improves access to local walking and cycling routes and to Mickleover District Centre.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 1.7km from the site. - it is unclear whether site could deliver new healthcare facilities	
	Will it promote healthy lifestyles?		- Site is located in excess of 1200m from nearest primary school although this is unlikely to accommodate growth - Site is located within 1200m of local centre and 800m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- 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		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park (although this school is unable to accommodate growth). - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on site	- 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		- Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre 1200m from boundary of site - Bus stops on the A516, Merlin Way and Etwall Road. The closest bus stops are located less than 400m from the site	- 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?		- It is unclear whether development would deliver new services. No master plan submitted	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. - Development is likely to have less impact following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2021.	- 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 is likely to be within 400m of a frequent bus service - Limited potential to improve cycle connectivity locally.	
	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 overflows, however there may be potential to connect this area to finder rather than the City's sewerage network. - 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. - Superfast Broadband to be delivered commercially by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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 Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- 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.	

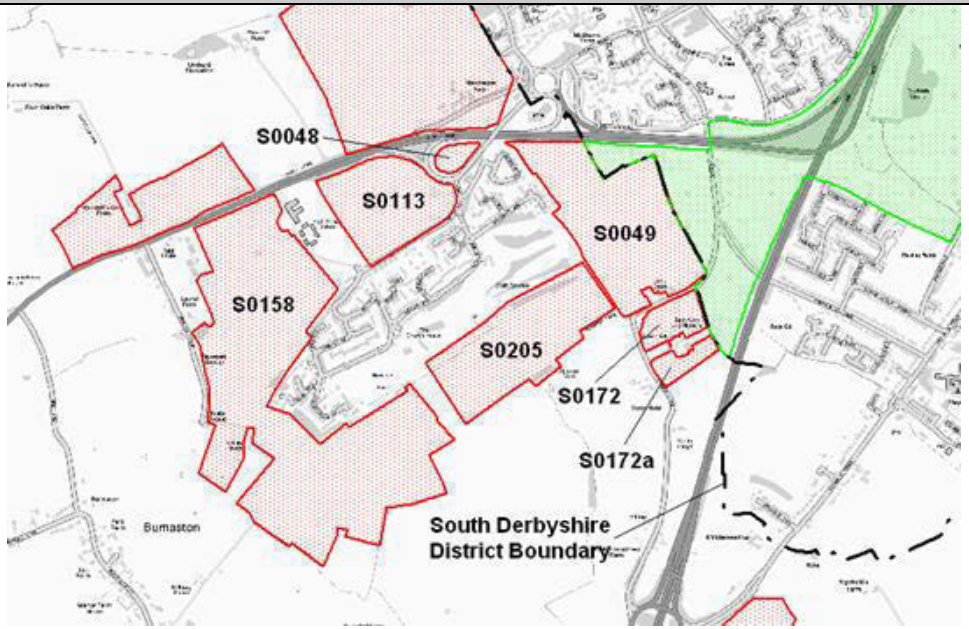
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- 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. - May be limited potential for increased noise complaints from homes immediately adjacent to A516.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential test planned	- 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?		- Site located in excess of 1.2km from local primary school (which couldn't accept growth) and 1.2km from local centre - Site would be in excess of 4km from an employment area of 10ha or more.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features - No HERS on site - Potential for in ground archaeology in this area	- 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?		- None identified	- 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	- Development is designed to take account of the local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	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		- Site is largely enclosed by existing development - Some existing tree planting around A516 to north, and existing field tree to the north and west of the site - New peripheral planting could provide screening for development already located around the pastures site - Limited t opportunity exists to deliver biodiversity gain and habitat creation on site	

Version 1d

Site 31: S0158 and S0212 Pastures Hospital (west), Mickleover

Description:
This is a greenfield site which lies immediately west of the existing Pastures Hospital site. The site is bounded by the A516 to the north and open countryside to the west and south. The smaller site is surrounded by countryside on all sides, although part of the southern boundary would adjoin the larger site.

Both sites together extend some 60ha and is currently in use for agriculture. The sites are identified in the Council's Strategic Housing Land Availability Assessment as being in multiple ownership. There is believed to be no developer interest in either site.



Key

Housing 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 nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	- Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is potential to deliver tree planting and habitat creation on site - No master plan has been submitted in respect of this site	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, 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?		- Unclear whether site would deliver new informal and formal open space and the site level	- Ensure new development improves access to local walking and cycling routes and to Mickleover District Centre.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 2.5km from the site - it is unclear whether site could deliver new healthcare facilities	
	Will it promote healthy lifestyles?		- Site is located in excess of 2.5km from nearest primary school although this is unlikely to accommodate growth - Site is located within 2.5km of local centre and 800m of a sports pitch - Given scale of the site it is likely that a new primary school, and potentially a local centre would be required on site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park (although this school is unable to accommodate growth). - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on site	- 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		- Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre 2.5km from site - Bus stops on the A516, Merlin Way. The closest bus stops are located less than 400m from the boundary of the site.	- 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?		- It is unclear whether development would deliver new services. No master plan submitted	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. - Development is likely to have less impact following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2021.	- 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 is likely to be within 400m of a frequent bus service - Unclear whether there is any potential to connect to cycle routes locally.	
	Will it make the best use of other infrastructure?		- Development of this 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. - 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. - Superfast Broadband to be delivered commercially by 2016	

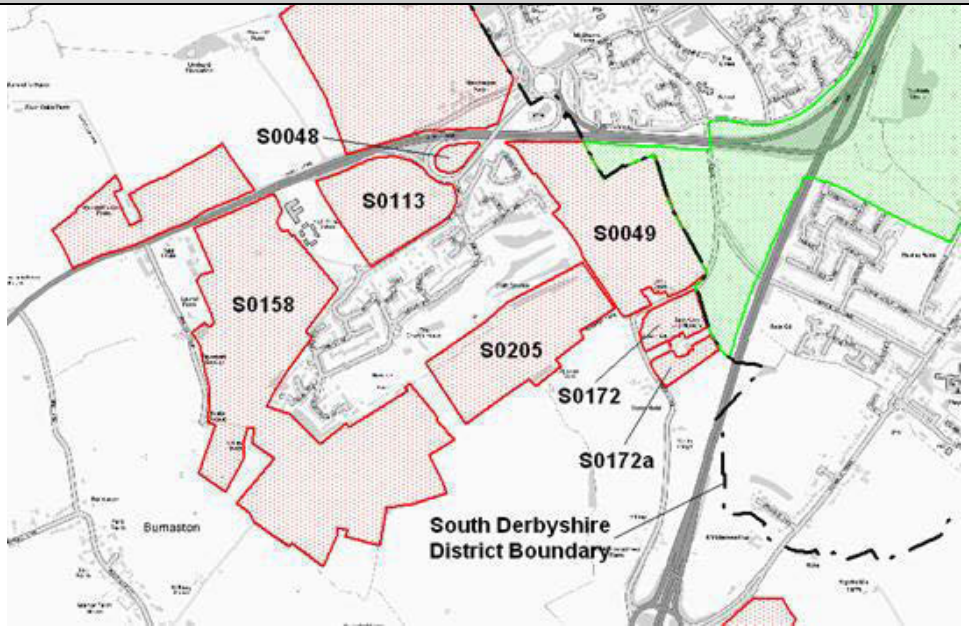
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build 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 Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- 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?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- 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. - May be limited potential for increased noise complaints from homes immediately adjacent to A516.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential test passed	- 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?		- Site located in excess of 2.5km from local primary school (which couldn't accept growth) and local centre - Site would be in excess of 4km from an employment area of 10ha or more. - Site would be in excess of 4km secondary school provision in South Derbyshire	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features - No HERS within site area - Potential for in ground archaeology in this area	- 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?		- None identified	- 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	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	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 - Development in this area could decrease the separation between the pastures site and Burnaston Village	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development - Some existing tree planting around Sandpipier Lane to the west - New peripheral planting could provide screening for development already located around the pastures site - Given the scale of the site there is likely to be notable opportunities to deliver biodiversity gain and habitat creation on site	

Site 32: S0049 and S0205 Pastures Hospital (east), Mickleover

Description:
This is a greenfield site which lies immediately east of the existing Pastures Hospital site. The larger site is bounded by the A516 to the north and open countryside, which is designated as a green wedge to the east. There are homes to the west of the site. The smaller site adjoins the existing pasture site to the north and the larger site to the east.

Both sites extend some 33ha and is currently in use for agriculture. The sites are identified in the Council's Strategic Housing Land Availability Assessment as being in single ownership. There is believed to be a medium level of developer interest in the sites.



Key

Housing 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 nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	- Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is potential to deliver tree planting and habitat creation on site - No masterplan has been submitted in respect of this site	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, 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?		- Unclear whether site would deliver new informal and formal open space and the site level	- Ensure new development improves access to local walking and cycling routes and to Mickleover District Centre.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located >1.5km km from the site - it is unclear whether site could deliver new healthcare facilities	
	Will it promote healthy lifestyles?		- Site is located in excess of 1.5km from nearest primary school although this is unlikely to accommodate growth - Site is located in excess of 1.5km of local centre and 800m of a sports pitch - Given scale of the site it is likely that a new primary school, and potentially a local centre would be required on site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park (although this school is unable to accommodate growth). - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on site	- 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		- Mickleover is Derby's most affluent community and house prices are on average 25% higher the the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre >1.5km from site - Bus stops on the A516. The closest bus stops are located less than 400m from the boundary 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?		- It is unclear whether development would deliver new services. No master plan submitted - It is likely a new primary school would be required to support 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?		- 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. - Development is likely to have less impact following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2021.	- 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 is likely to be within 400m of a frequent bus service - Unclear whether there is any potential to connect to cycle routes locally.	
	Will it make the best use of other infrastructure?		- Development of this 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. - 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. - Superfast Broadband to be delivered commercially in this area by 2016	

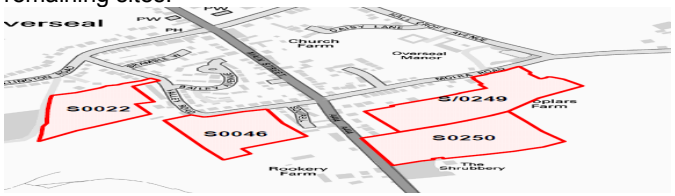
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build 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.	- 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 Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- 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.	

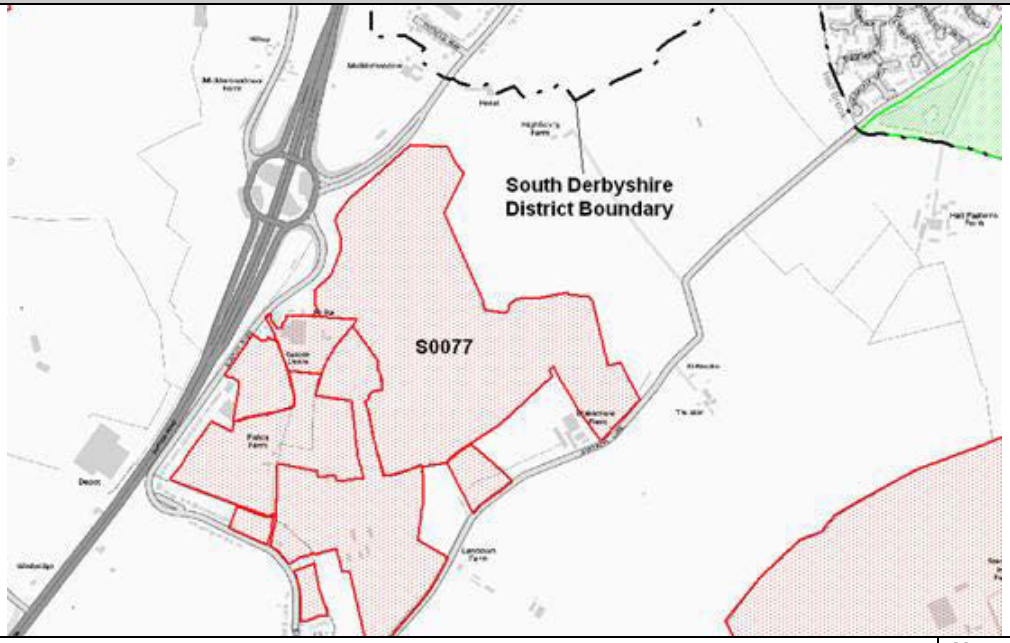
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- 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. - May be limited potential for increased noise complaints from homes immediately adjacent to A516.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential Test passed	- 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?		- Site located in excess of 1.5km from local primary school (which couldn't accept growth) and local centre - Site would be in excess of 4km from an employment area of 10ha or more. - Site would be in excess of 4km secondary school provision in South Derbyshire	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features - No HERS within site area - Potential for in ground archaeology in this area	- 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?		- None identified	- 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	- Development is designed to take account of the local landscape elements including trees and hedgerows,. - That appropriate new planting is secured along the periphery of the site. .
	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		- Northern site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development - The smaller site comprises of a single field but is enclosed by a well-defined hedgerow - Further planting could provide screening for development already located around the pastures site - Given the scale of the site there is likely to be notable opportunities to deliver biodiversity gain and habitat creation on site	

Site 33: S0010, S0056, S0060, S0077, S0213, S0216, S0219 and S0228: Land at Highfields Farm, Littleover

Description:
This is a mix of different sites which are conjoined. All are greenfield and in agricultural use, although a small part of site S0056 is brownfield. The site is bounded by the consented Highfields Farm site to the north, where it is proposed to construct up to 1200 homes (9/2006/0775) although development has yet to commence on this site. To the south and west the site is bounded by Doles Lane and to the south and East by Bakeacre Lane

In combination the sites extend some 75ha. The sites are mainly in single ownership but together there would be multiple parties who are willing to release sites for development. There is high level of developer interest in Site S0077, although interest is lower in the remaining 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 nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	- Ensure that any development reflects layout of the consented scheme to the North - Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is potential to deliver tree planting and habitat creation on site	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Unclear whether site would deliver new informal and formal open space and the site level - Given scale of site the provision of new facilities is likely	- 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.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located >1.2km km from the site - it is unclear whether site could deliver new healthcare facilities	
	Will it promote healthy lifestyles?		- Site is located in excess of 1.75km from nearest existing primary school although this is unlikely to accommodate growth - Site is located in excess of 1.2km of existing local centre - Site would be within 800m of proposed local centre, primary school and sports pitches proposed within the Highfields Farm Scheme to the north.	
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		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The site lies within the catchment area of John Port School, Etwall, which is already over capacity but could accommodate limited expansion. The nearest secondary school within Derby City is Littleover School, which is also over capacity. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on adjacent site, or could potentially be accommodated on site	- 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		- Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010). - Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Existing Local Centre 1.2km from site - Bus stops on Doles Lane with 400m of site. - New bus service proposed on Highfields Farm site to the immediate north.	- 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?		- It is unclear whether development would deliver new services. No master plan submitted - It is likely a new primary school would be required to support 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?		- 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. - Development could impact Burton Road, A38 Junction in combination with consented growth on Rickneld Way and Highfields Site. - 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 2021.	- 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 is likely to be within 400m of a frequent bus service - Unclear whether there is any potential to connect to cycle routes locally.	
	Will it make the best use of other infrastructure?		- Development of this 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. - 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. - Superfast Broadband likely to be delivered commercially in this area	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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. (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?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- 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. - May be limited potential for increased noise complaints from homes immediately adjacent to Doles Lane immediately beyond which is the A38.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is almost entirely greenfield (around 1ha of brownfield land within the site) and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site lies partially within an area at fluvial flood risk, 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. - Sequential test likely to be passed subject to appropriate site layout	- 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?		- Site located within 800m of local primary school (subject to delivery of Highfields Farm development) - Site would be in excess of 4km from an employment area of 10ha or more. - Site would be in excess of 4km secondary school provision in South Derbyshire	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area - No HERS records within site area - Potential for in ground archaeology in this area	- 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?		- None identified	- 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	- Development is designed to take account of the local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	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		- Site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development - Some field trees and a small copse located centrally in site - Development of this site would extend development beyond the significant area of screening proposed on the Highfield Scheme to the north - Given the scale of the site there is likely to be notable opportunities to deliver biodiversity gain and habitat creation on site	

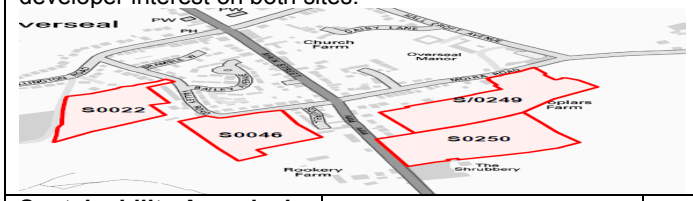
Site 34: S0088 and S0116a: Land at Longlands Repton

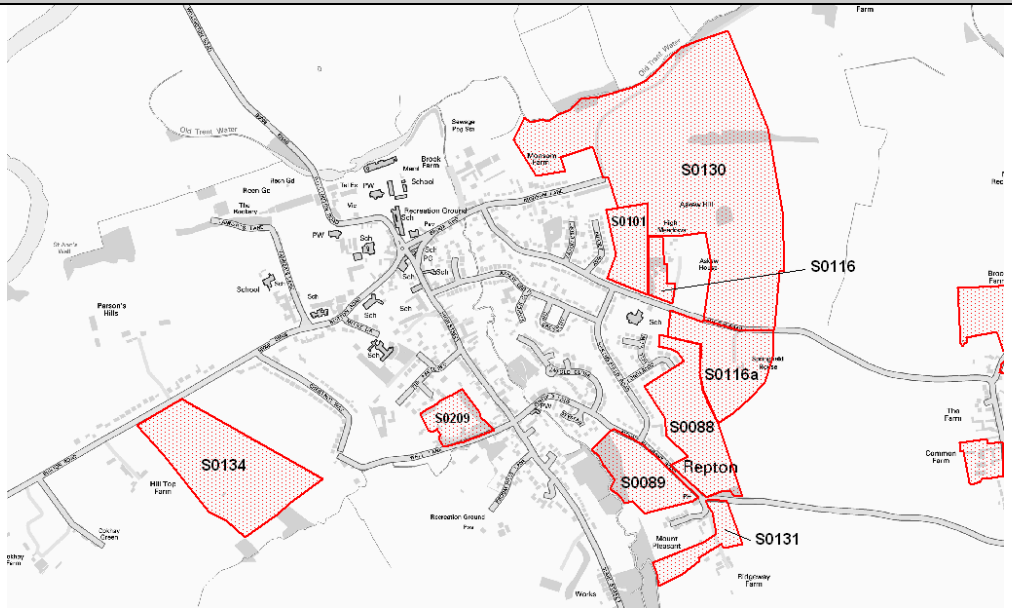
Description:

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

Sites are bounded to the west by existing development, to the north byMilton Road, to the south by Mount Pleasant Road and to the east by open countryside. There are outstanding planning applications on part of the larger site (9/2013/1053) and (9/2013/0643) which cumulatively could deliver around 70 dwellings.

This area comprises of two sites which together extend some 10ha. Sites are in multiple ownership and there is a high level of developer interest on 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 nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no County wildlife sites within 300m of this site	
	Could development affect protected species or BAP priority species?		- No protected species recordings within 100m of the site - Limited potential for nesting bird, bats and GCN on site, although habitat survey of site 0088 has not identified any protected or BAP species in the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- Development master plan for sites within site 0088 indicate that new habitat creation to include dry attenuation basin, informal open space and tree planting to be included on site.	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- A notable proportion of site 0088 will be developed for affordable 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?		- There is an identified shortfall of affordable homes within Repton - Strategic sites would be expected to deliver up to 30% affordable housing with the remainder market housing. - There is an existing application to deliver 72% affordable housing on site on part of site 0088 (ref. 9/2013/1053).	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development on part of site 0088 will include wheel chair accessible bungalows to meet identified social housing need.	
	Will it provide sufficient housing to meet existing and future need?		- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- Site is an urban extension and would not facilitate the reuse of empty properties	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver limited open space including timber trail and informal green space - Given the scale of the development it is unlikely that it would deliver new sports pitches or built facilities	- Ensure new development improves access to local walking and cycling routes and to Repton Village centre including along Milton Road.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Site would be 2.75 from the new built GP surgery in Willington - Site would deliver improves access along Milton Lane as well as lit access into the village	
	Will it promote healthy lifestyles?		- Development will be within 900m of key services including the village centre. - Primary school would be within 200m of site. - Sports pitches >1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Uncertain impacts in from site development in respect of this issue	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- PIA data indicates no safety issue in this general area, although there was a single slight accident recorded in 2010. - Development in this area is would significantly improve walking access along Milton Road	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - There is no data on capacity of adjacent primary school to accommodate growth	- Continue liaison with local Schools and County LEA to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation, with Repton.	- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent or close to the village, and within 1200m of a range of facilities - Bus stops located within 400m of site on Springfield Road.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision in nearby Willington and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Repton is located relatively close to the A50, although access is via Willington which suffers frequent congestion through the village centre. - The surrounding rural road network is not of a standard that would easily cope with very large scale development, although traffic assessments for individual sites in this area conclude no impact. Uncertain whether growth in combination is likely to have any notable impact	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is a hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 400m of the site on Springfield Road. - Cycling provision is relatively poor n this area - The village has relatively good service provision	
	Will it make the best use of other infrastructure?		- Very large scale growth would require capacity improvements to Milton Waste Water Treatment Works. - Local capacity enhancements to the local sewerage network would also be required to support growth. - Superfast Broadband delivery expected 2015	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within the village centre located nearby.	- Ensure good connectivity to Repton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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?		- Development is unlikely to have a significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (Surface and Groundwater) - Ground Water Protection Zone =Site located less than 1km from nearest GPZ outer zone	- 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 contribute towards air quality improvements locally	
	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		- Sites would lead to the loss of greenfield agricultural land - Site is grade 2 agricultural land according to information held by the authority and would lead to the loss of Best and most versatile land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- 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. - Sequential Test Passed.	- 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?		- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - Local service provision within Repton includes primary school (200m) hourly bus service (400m) and village centre 1200m - Nearest employment site over 10h is in excess of 4km.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS records within site - There is potential for in ground archaeology in this area	- Require that appropriate archaeological surveys are undertaken. - Protect key views into the village from the site.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Impacts are uncertain	- 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 wholly greenfield	- That existing hedgerows and tree belts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?		- Area is in an area of secondary sensitivity according to the County Council's Areas of Multiple environmental sensitivity - Land rises to the south and is prominent locally. - Development could lead to erosion of the gap between Repton and Milton.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Site consist of two distinct feild parcels, both are well defined and enclosed by existing hedgerows and hedgerow trees - Southern site includes of scrub which could be retained within development - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout	

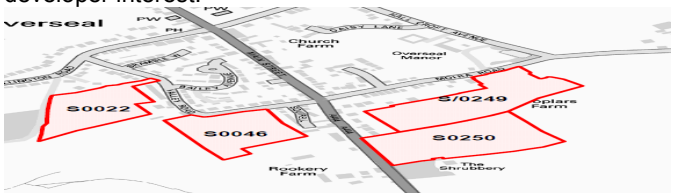
Site 35: S101, S0116 and S0130: Land at Askew Hill, Milton Road, Repton

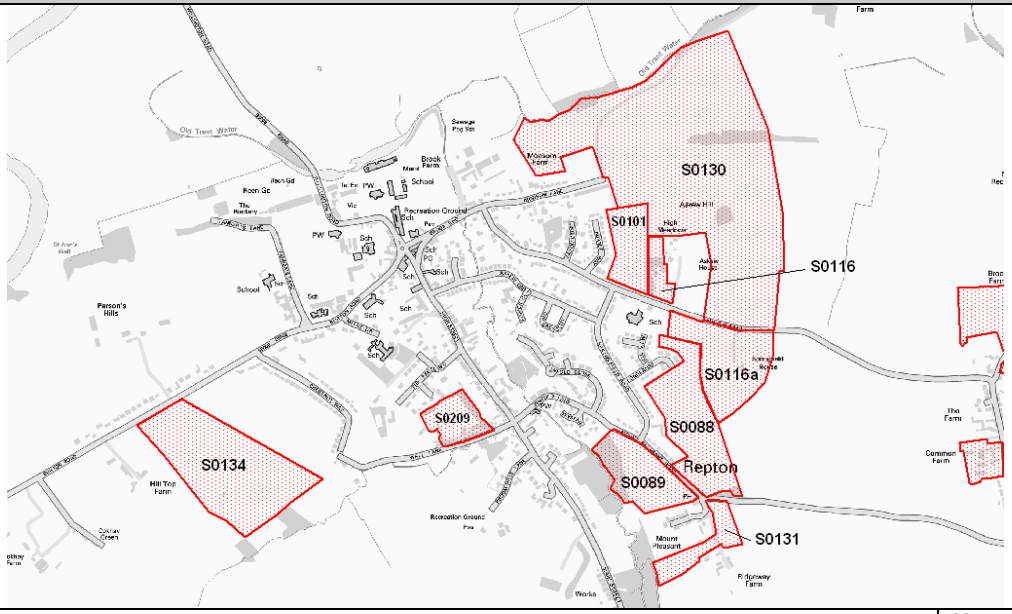
Description:

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

Sites are bounded to the west by existing development, to the south by Milton Road, and to the east by open countryside.

This area comprises of three sites which together extend some 33.5ha. Site is in multiple and there is a medium to high level of developer interest.





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- No non statutory wildlife sites are located within 300m of the site	
	Could development affect protected species or BAP priority species?		- Evidence of otter spraint recordings on old Trent Water to the north of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- Potential for significant habitat creation on site given the large scale of the site	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- 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?		- 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?		- Impacts are uncertain and would depend on housing mix and design	
	Will it provide sufficient housing to meet existing and future need?		- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- Site is an urban extension and would not facilitate the reuse of empty properties	
	Will it meet the needs of travelling show people?		- No site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver open space including informal and formal leisure provision - However no site masterplan has been submitted for this site. Impacts are uncertain.	- Ensure new development improves access to local walking and cycling routes and to Repton Village centre including along Milton Road.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Site would be 2.75km from the new built GP surgery in Willington	
	Will it promote healthy lifestyles?		- Development will be 900m of key services including the village centre. - Primary school would be within 50m of site. - Sports pitches >1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Uncertain impacts in from site development in respect of this issue	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- PIA for adjacent application site indicates no safety issue in this general area, although there was a single slight accident recorded in 2010.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - There is no data on capacity of adjacent primary school to accommodate growth - There may be a need of a new primary school should development on the scale proposed come forward.	- Continue liaison with local Schools and County LEA to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation with Repton reflected in the cost of new homes which is notably higher than the district average.	- 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 located adjacent or close to the village, and within 1200m of a range of facilities - Bus stops located within 400m of site on Springfield Road.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Repton is located relatively close to the A50, although access is via Willington which suffers frequent congestion the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development, although traffic assessments for individual sites in this area conclude no impact. Uncertain whether growth in combination is likely to have any notable impact	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 400m of the site on Springfield Road. - Cycling provision is relatively poor in this area - The village has relatively good service provision	
	Will it make the best use of other infrastructure?		- Very large scale growth would require capacity improvements to Milton Waste Water Treatment Works. - Local capacity enhancements to the local sewerage network would also be required to support growth. - Superfast Broadband delivery expected 2015	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within the village centre located nearby.	- Ensure good connectivity to Repton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (Surface and Groundwater) - Ground Water Protection Zone =Site located less than 1km from nearest GPZ outer zone	- 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 contribute towards air quality improvements locally - Development may increase odour complaints as a result of the proximity of the site Sewage Treatment Works to the west	
	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		- Sites would lead to the loss of greenfield agricultural land - Site is grade 2 agricultural land according to information held by the authority would lead to the loss of Best and Most Versatile land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site is partially located in an area at high flood risk/functional flood plain, although given the scale of the site and the small area affected flooding is unlikely to have significant effects. - Sequential test likely to be passed subject to appropriate siting and layout of the site.	- Ensure that new housing is steered away from areas of identified 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?		- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - Local service provision within Repton includes primary school (50m) hourly bus service (400m) and village centre (within1200m) - Nearest employment site over 10h is in excess of 4km.	- 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?		- Given the scale of the development and the elevated nature of the site (which rises to 78aod) it is unclear whether development could affect the setting of the village conservation area300m to the west. - HERS record 24507 within site - There is known in ground archaeology in this area	- Ensure that sites are designed and implemented to minimise impact on village conservation area
To improve access to the cultural heritage of 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 - No identified cultural heritage features within or immediately surrounding the site.	- None Identified
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield	- That existing hedgerows and tree belts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?		- Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity. - Land rises centrally within the site with Askew Hill being the highest point locally.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Site consist of agricultural fields which are generally well defined and enclosed by existing hedgerows and hedgerow trees. - Site includes a number of copses which could help integrate new development into wider landscape. Seems to be a brook course defining the northern boundary of the site - could contribute towards green infrastructure provision. - Uncertain effect identified sue to the lack of information held regarding potential site design and layout - Possible easement centrally through site required (aerial photos indicate possible below ground linear feature crossing site)	

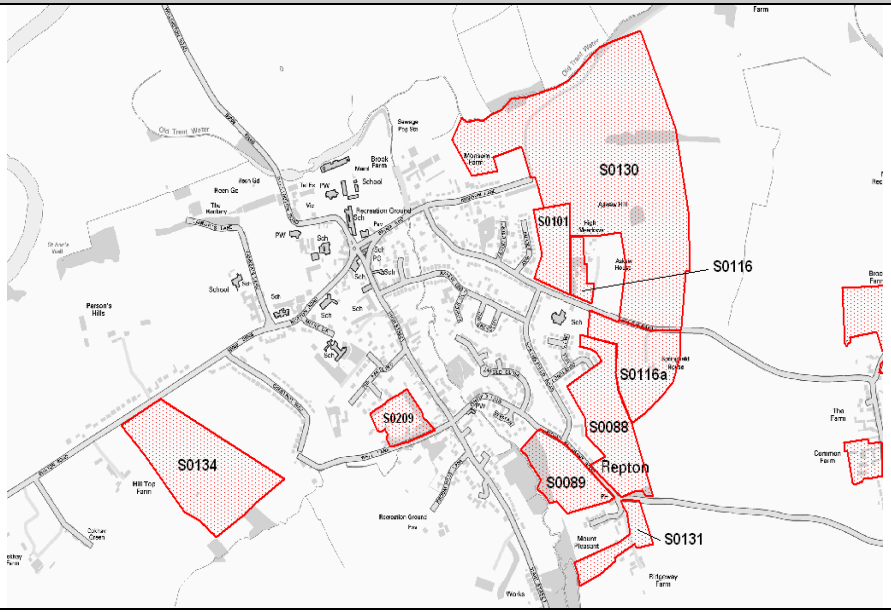
Site 36: S0134: Land at Burton Road

Description:

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

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

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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site (although site SD238 is located 350m to the north of the site)	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site although there is a recording of a water vole 300m to the south.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- Potential for limited habitat creation on site given the modest scale of the site scale of the site. - No site master plan has been submitted alongside the scheme.	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- 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?		- 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?		- Impacts are uncertain and would depend on housing mix and design	
	Will it provide sufficient housing to meet existing and future need?		- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- Site is an urban extension and would not facilitate the reuse of empty properties	
	Will it meet the needs of travelling show people?		- No site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver open space including informal and formal leisure provision - However no site master plan has been submitted for this site. Impacts are uncertain.	- Ensure new development improves access to local walking and cycling routes and to Repton Village centre.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Site would be 2.25km from the new built GP surgery in Willington	
	Will it promote healthy lifestyles?		- Development will be 700m of key services including the village centre. - Primary school would be 1.5km - Sports pitches >1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Uncertain impacts in from site development in respect of this issue	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Uncertain impacts identified	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - There is no data on capacity of village primary school to accommodate growth - There may be a need of a new primary school should development on the scale proposed come forward in combination with proposed sites elsewhere in village.	- Continue liaison with local Schools and County LEA to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation with Repton reflected in the cost of new homes which is notably higher than the district average.	- 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 located adjacent or close to the village, and within 800m of a range of facilities - Bus stops located within 400m of site on Burton Road.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Repton is located relatively close to the A50, although access is via Willington which suffers frequent congestion the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development. Uncertain whether growth in combination is likely to have any notable impact	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 400m of the site on Springfield Road. - Cycling provision is relatively poor in this area - The village has relatively good service provision	
	Will it make the best use of other infrastructure?		- Very large scale growth would require capacity improvements to Milton Waste Water Treatment Works. - Local capacity enhancements to the local sewerage network would also be required to support growth - Superfast broadband coverage programmed for 2015	

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

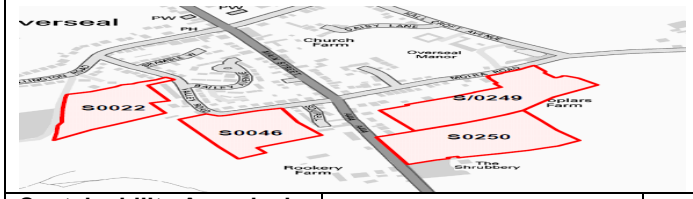
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (Surface and Groundwater) - Ground Water Protection Zone = No	- None Identified.
	Will it reduce light pollution?		- Development 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 contribute towards air quality improvements locally - No identified air quality issues locally.	
	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		- Sites would lead to the loss of greenfield agricultural land - Site is grade 2 agricultural land according to information held by the authority and would lead to the loss of Best and Most Versatile land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site is located outside of an identified area of flooding and is unlikely to have significant effects. - Sequential Test Passed	- 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?		- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - Local service provision within Repton includes primary school (>1200m) hourly bus service (400m) and village centre (within 800m) - Nearest employment site over 10h is in excess of 4km.	- 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?		- Given the scale of the development and the elevated nature of the site (land rises up towards Parsons Hills) it is unclear whether development could affect the setting of the village conservation area to the east. - NO HERS records within site - There is potential for in ground archaeology in this area	- Ensure that sites are designed and implemented to minimise impact on village conservation area
To improve access to the cultural heritage of 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 - No identified cultural heritage features within or immediately surrounding the site.	- None Identified
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield	- That existing hedgerows on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?		- Site is identified as being at secondary sensitivity within the County Council's assessment of multiple environmental sensitivity. - Land rises to the north.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- Site consist of five agricultural fields which are generally well defined and enclosed by existing hedgerows and hedgerow trees, although hedgerows on the western edge of the site are gappy, low or missing - could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout	

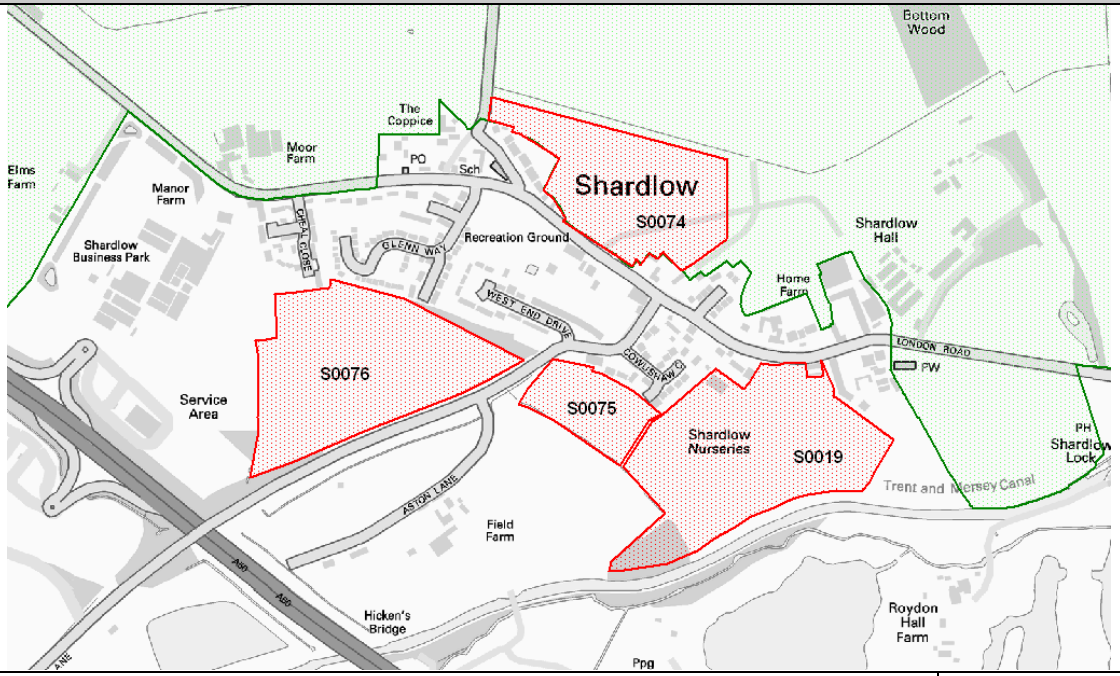
Site 37: S0019 and S0075: Former Nursery, London Road, Shardlow

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

This land parcel is comprised of two sites S0019 and S0019. The site is located between the Trent and Mersey Canal to the South and London Road and Cowlishaw close to the North.

The sites extend some 8.2ha and there is a mixed level of 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 nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non-statutory wildlife sites located within 500m of the boundary of the sites. .	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site - However given the nature of the site there is considered potential to deliver greater biodiversity through habitat creation	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- 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?		- 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?		- 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?		- Site would contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- Site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, 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?		- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	- Ensure new development improves access to local walking and cycling routes and to Shardlow Village centre.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located are located on London Road within 800m from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre (although village has poorly defined centre) and primary school and sports pitch, although northern sites are beyond this threshold.	
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		- No information in respect of this issue	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston which is not capable of expansion. - It is unclear whether pupils could attend Wilsthorpe School in Long Eaton - The nearest primary school is Shardlow Primary School though the capacity details are currently unknown	- Continue liaison with local Schools and County and City 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		- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000.	- 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 located adjacent to the existing village, and have access of the limited range of facilities in Shardlow and surrounding villages, including Aston and Castle Donington. - There are some local facilities including shops and a primary school outdoor sports provision (all within 800m), community centre, post office, convenience shop, and a mobile library service. - There are employment opportunities at Castle Donington (Willow Farm, and former power station site within 4km) - There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays accessible within 400m 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?		- Strategic growth could support the provision of new education, open space and sports provision in the village and could support existing shops and other services in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Shardlow has good access to the A6 and A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development. - It is likely that the large scale development across multiple sites could impact upon the A6 and the roundabout junction of the A6 and the B5010, especially in combination with consented development around Boulton Moor	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays - There is park and ride site proposed around .5km to the west of the village to serve Derby City - The provision of additional pedestrian/cycle links could improve the local PROW network and connect to existing provision locally.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth, and development in this area can be accommodated without further strategic infrastructure provision, in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Superfast Broadband coverage programmed for 2015.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development will increase local residents in the village will help sustain existing shops and businesses in the village	- Ensure good connectivity to facilities in Shardlow.
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 (except for a very small area of site S0019and 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 and design of any scheme proposed.	- 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 and stone or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (No information in respect of waste provided to date).	
	Will it reduce the proportion of 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?		- Sites are almost entirely greenfield and would not present significant opportunities to reuse demolition waste or materials on site	
	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	

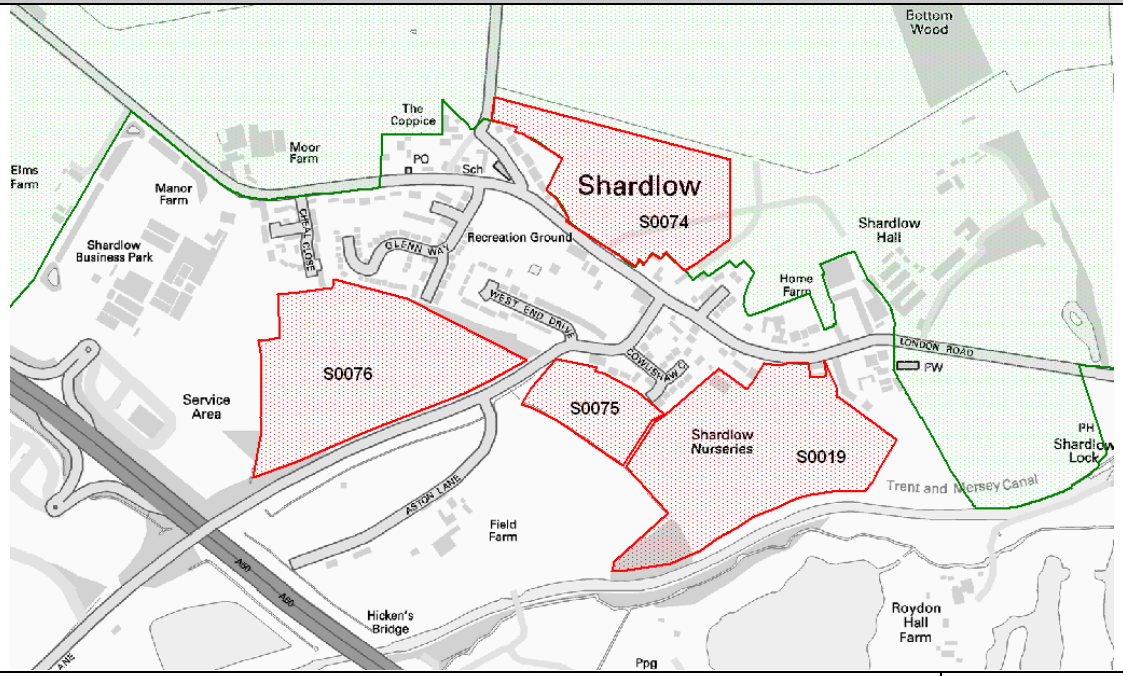
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- None Identified.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. - Overall development unlikely to have any notable impact in respect of light pollution	
	Will it improve air quality		- Development is unlikely to have any notable impact on air quality	
	Will it reduce noise pollution?		- Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites would lead to the partial loss of greenfield agricultural land - Agricultural land maps held by the Authority indicate that the site is Grade 3b and not best and most versatile agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Sites S/0019, and S/0075 are identified as being at high flood risk from fluvial flooding (river flooding from the Trent). - Flood works to protect communities on the Derbyshire Derwent are planned although it is unclear when these may be completed, or to what extent they will protect villages in South Derbyshire - Development could increase flood risk locally. - Sequential test not passed. Exceptions test would be required.	- Steer development to areas of lowest risk within site - Continue liaison with EA over Lower Derwent FRMS
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of local service provision within Shardlow and has access to an hourly or better bus service within 400m and primary school, shops and leisure provision within 800m Nearest employment site over 10h is within 4km.	- 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?		- Development of a strategic housing site immediately adjacent to the canal would affect the Trent and Mersey Canal Conservation Area to the south - HERS sites located partially within the site (HER 25201, 25208) - Unclear whether any potential for in ground archaeology	- Ensure that sites are designed and implemented to minimise impact on local heritage assets
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could affect the Trent and Mersey Canal Conservation Area to the south site S/0075 could link to PROW SD39/41 provide access to the Trent and Mersey Canal.	- Ensure sites offer good connectivity to the Trent and Mersey Canal
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Sites is wholly greenfield	- That existing hedgerows and tree belts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?		- Both sites are all located outside of areas defined as being of primary or secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is well contained by existing landscape elements including a tree belt which runs north east to south west through the site and an area of woodland to the south. - Both sites could contribute towards green infrastructure provision.	

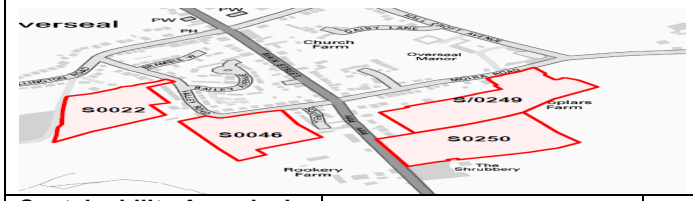
Site 38: S0076: Land at Aston Lane, Shardlow

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

This land parcel is comprised of a single site S0076. The site is located to the north of Aston Lane and immediately south of homes on Glenn Way and West End Drive.

The site extends some 6.2ha and there is no developer interest in the site.It is currently in use as agricultural land.





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non-statutory wildlife sites located within 500m of the boundary of the sites.	
	Could development affect protected species or BAP priority species?		- 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 information held. The developer has not provided any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site - However given the nature of the site there is considered potential to deliver greater biodiversity through habitat creation	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- 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?		- 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?		- 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?		- Site would contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- Site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, 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?		- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	- Ensure new development improves access to local walking and cycling routes and to Shardlow Village centre.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located are located on London Road within 800m from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre (although village has poorly defined centre) and primary school and sports pitch, although northern sites are beyond this threshold.	
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		- No information in respect of this issue	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston which is not capable of expansion. - It is unclear whether pupils could attend Wilsthorpe School in Long Eaton - The nearest primary school is Shardlow Primary School though the capacity details are currently unknown	- Continue liaison with local Schools and County and City 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		- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000.	- 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 is located adjacent to the existing village, and have access of the limited range of facilities in Shardlow and surrounding villages, including Aston and Castle Donington. - There are some local facilities including shops and a primary school outdoor sports provision (all within 800m), community centre, post office, convenience shop, and a mobile library service. - There are employment opportunities at Castle Donington (Willow Farm, and former power station site within 4km) - There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays accessible within 400m of the site on Shardlow Lane. There is also a less frequent service servicing Aston Lane.	- 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 education provision, open space and sports provision in the village and could support existing shops and other services in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Shardlow has good access to the A6 and A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development. - It is likely that the large scale development across multiple sites could impact upon the A6 and the roundabout junction of the A6 and the B5010, especially in combination with consented development around Boulton Moor	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays - There is park and ride site proposed around 3.5km to the west of the village to serve Derby City - The provision of additional pedestrian/cycle links could improve the local PROW network and connect to existing provision locally.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth, and development in this area can be accommodated without further strategic infrastructure provision, in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements - Superfast Broadband Coverage programmed for 2015.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development will increase local residents in the village will help sustain existing shops and businesses in the village	- Ensure good connectivity to facilities in Shardlow.
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 and design of any scheme proposed.	- 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 and stone or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (No information in respect of waste provided to date).	
	Will it reduce the proportion of 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?		- Sites are almost entirely greenfield and would not present opportunities to reuse demolition waste or materials on site	
	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	

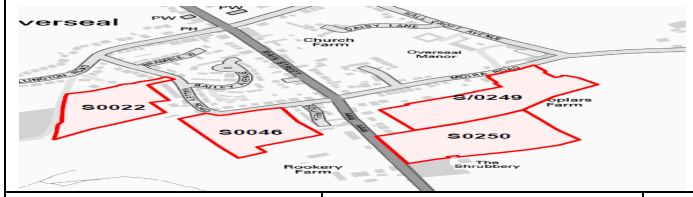
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- None Identified.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. - Overall development unlikely to have any notable impact in respect of light pollution	
	Will it improve air quality		- Development is unlikely to have any notable impact on air quality	
	Will it reduce noise pollution?		- Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites would lead to the partial loss of greenfield agricultural land - Agricultural land maps held by the Authority indicate that the site is Grade 3b and not best and most versatile agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site is at high flood risk from fluvial flooding (river flooding from the Trent). - Flood works to protect communities on the Derbyshire Derwent are planned although it is unclear when these may be completed, or to what extent they will protect villages in South Derbyshire - Development could increase flood risk locally. - Site not sequentially preferable. Exceptions Test would be required.	- Steer development to areas of lowest risk within site - Continue liaison with EA over Lower Derwent FRMS
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of local service provision within Shardlow and has access to an hourly or better bus service within 400m and primary school, shops and leisure provision within 800m Nearest employment site over 10ha is within 4km.	- 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?		- Site is unlikely to affect the Trent Mersey Canal Conservation Area. - HERS site 25201 within the site (Rectilinear enclosure, cursus, ring ditch and ridge and furrow) - Potential for in ground archaeology in this area	- Ensure that sites are designed and implemented to minimise impact on 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?		Site could improve links to PROW SD39/41 provide access to the Trent and Mersey Canal.	- Ensure sites offer good connectivity to the Trent and Mersey Canal
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Sites is wholly greenfield	- That existing hedgerows and tree belts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?		- Site is located outside of areas defined as being of primary or secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site consists of a single arable field and is well contained by existing landscape elements including a tree belt which runs north east of the site. - North western part of the site presents are relatively eroded settlement edge. - Both sites could contribute towards green infrastructure provision.	

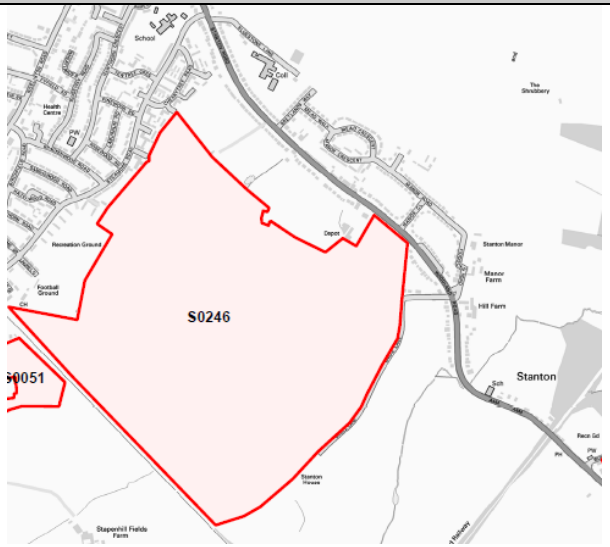
Site 39: S0246: Land off Stanton Road, Stanton

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

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

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





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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development is likely to deliver new and connect to existing informal local space owing to its National Forest Location. - It is unclear whether development will contribute to local sports provision.	- Ensure new development improves access to local walking and cycling routes and to Stapenhill and Burton on Trent town Centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Stapenhill), (700m) or within 3km (Stanton) Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 800m of local recreation provision, and within 800m of a local centre and 800m of a primary school (Violet Lane Primary and Edgehill Junior), although it is unclear whether there is any potential to accommodate growth in east staffs schools - Could connect to an existing PROW network in this area	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools are William Allitt (Swadlincote – can not accommodate further growth) (>3km), and Paulet High School (800m) (capacity unknown although unlikely could accommodate growth given known education capacity issues in Burton) - It is likely that a proposal of this scale could deliver a new primary school	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote and this area cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area, which is adjacent to one of the most deprived parts of the district as well as being adjacent to Stapenhill (A deprived part of East Staffordshire)	- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are dislocated from the main urban area of Swadlincote but is adjacent to the edge of Burton on Trent. The nearest local centre is 800m (Rosliston Road, Burton). Bus stops are located just outside the site on Stanton Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21) - There are some local facilities (including convenience and other shops, outdoor sports provision and health centre within 1km) - Secondary school provision is unknown but could be within 800m of the site - There are employment opportunities around Tetron Point >2km from the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A444.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is a twice hourly bus service between Swadlincote and Burton Serving this area, - Off road cycling provision in this area is undeveloped.	
	Will it make the best use of other infrastructure?		- Site is likely to be served by Claymills or Stanton WWTW. Both have got capacity to accommodate limited growth - It is unclear whether capacity improvements would be required within the sewerage network around Stapenhill. - There are no known requirements for additional strategic water supply or electricity network improvements - Broadband to be delivered commercially by 2016 in this area	

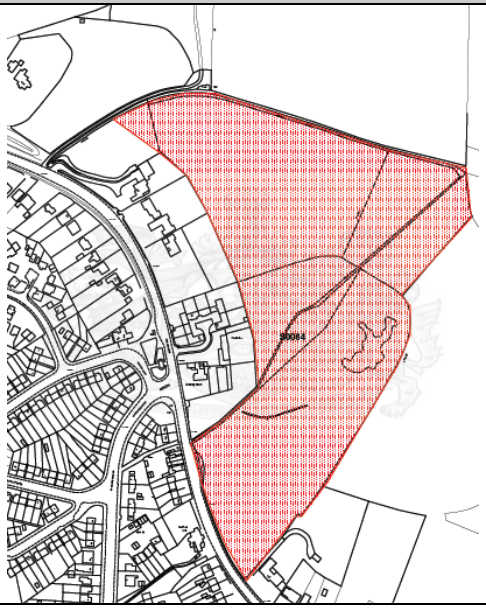
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within Stapenhill nearby.	- Ensure good connectivity to facilities in Stapenhill and Burton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- 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		- Site is greenfield and located in greenbelt - Based on agricultural land classification maps held by the Authority around 80% of the site is classed as Grade 2 which is Best and Most Versatile.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential Test Passed.	- 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?		- The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in Stapenhill - The site is well related to an hourly bus service (bus stops within 400m) and local centre and health centre (within 800m), but strategic employment is located >2km.	- 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?		- Development is unlikely to affect the setting of any listed buildings - It is unclear whether there is potential for in ground archaeology in this area. - Two HERS records within site (HERS 19209 – earthworks) and HERS19217 (ridge and furrow) - Development would significantly erode the gap between Burton and Swadlincote and could affect the historic character of both settlements	- Steer development away from heritage assets on site
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District. - No masterplan design information included on connectivity of this site and wider area.	- Ensure sites offer good connectivity to the Local PROW network - Require National Forest Planting onsite
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	- That existing hedgerows and tree belts on the site are preserved and inform site layout. - Strategic buffer required to the north of the site.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - Site is located in the greenbelt and would erode the already narrow belt of land which separates Swadlincote and Burton on Trent.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Site is well contained by existing development roads and railway - Existing landscape elements are weak with gappy , over managed hedgerows surrounding most of the site and the individual field parcels within the site (which are small) - There is a single field to the west which has well established hedgerow including hedgerow trees which could help integrate new development into the wider landscape - This land parcel could contribute towards green infrastructure provision locally including forest planting - Urban area identified due to the lack of information held regarding potential site design and layout	

Site 40: S0064 Land East of A511, Burton Road, Midway

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

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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a non-statutory wildlife sites within 200m of this site (SD342) Hoofies Wood	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether site will include the creation of new habitats or tree planting 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 is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development is likely to deliver new and connect to existing informal local space owing to its National Forest Location. And proximity to existing public rights of way on periphery of the site - It is unclear whether development will contribute to local sports provision.	- Ensure new development improves access to local walking and cycling routes and to Swadlincote and Newhall.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located within 1500m of the existing surgery in Newhall - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 800m of local recreation provision and primary school, and within 1500m of a local centre in Newhall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools are Pingle which could accommodate further growth) (>2km), - It is very unlikely that a proposal of this scale could deliver a new primary school - The nearest primary school is Elmsleigh infant. It is unclear whether this school is capable of expansion to accommodate this level of growth	- Continue 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		- New housing would deliver new affordable housing in this area, which is adjacent to one of the most deprived parts of the district	- 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 is adjacent to the main urban area of Swadlincote - The nearest local centre is 1500m (Newhall). Bus stops are located just outside the site on Burton Road (within 400m) Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21) - There are some local facilities (including convenience and other shops, outdoor sports provision and health centre within 1500m) - Secondary school provision would be within 2km of the site - There are employment opportunities around Bretby Business Park >2km from the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Newhall.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A511.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is a twice hourly bus service between Swadlincote and Burton Serving this area, - Off road cycling provision in this area is undeveloped.	
	Will it make the best use of other infrastructure?		- Site is likely to be served by Claymills or Stanton WWTW. Both have got capacity to accommodate limited growth - It is unclear whether capacity improvements would be required within the sewerage network around Midway/Newhall - There are no known requirements for additional strategic water supply or electricity network improvements - Superfast Broadband to be delivered commercially by 2016	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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 encourage economic diversification?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Given the scale of the site it is unlikely that new shopping facilities could be accommodated on site.	- Ensure good connectivity to facilities in Newhall and Swadlincote
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- 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		- Site is greenfield - Based on agricultural land classification maps held by the Authority this site comprises Grade 3 land. It is unclear whether this could comprise Best and Most Versatile land and as such a precautionary approach has been taken and it is assumed that some land would be grade 3a.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential test passed.	- 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?		- The site is well related to Swadlincote and would be within 1.5km of a local centre including health facilities - The site is well related to an hourly bus service (bus stops within 400m) an, - Strategic employment is located >2km at Bretby business Park	- 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?		- Development is likely to affect the setting of Midway Farm (listed building) and Bretby Historic Park and Garden (within 100m of the site). - NO HERS within site area - It is unclear whether there is potential for in ground archaeology in this area. (investigate HERS and former land use)	- Ensure that sites are designed and implemented to minimise impact on the setting Bretby Park and Garden
To improve access to the cultural heritage of 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. - No masterplan design information included on connectivity of this site and wider area.	- Ensure sites offer good connectivity to the Local PROW network
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- That existing hedgerows and tree belts on the site are preserved and inform site layout. - Strategic buffer required to the north of the site. - Ensure that new development contribute towards National Forest Planting.
	Does it respect and protect existing landscape Character?		- Area is located in an area of higher sensitivity according to the County Council's Areas of multiple environment sensitivity Site sits in an elevated (prominent position) and would be prominent in the local landscape including from Bretby Hall Historic Park and Garden to the south.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Site is well contained by existing development and road to the west - Significant woodland to the north and west of the site - There is a small block of woodland within the site as well as a pond, field trees and hedgerows around an number of field parcels - These features could help tie development into wider landscape	

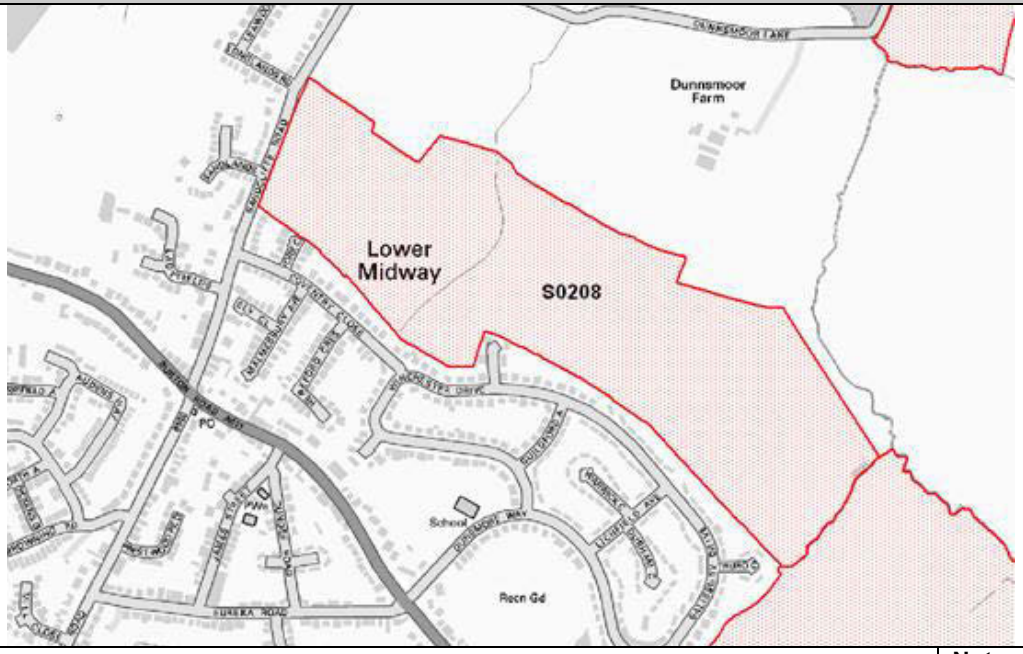
Version 1d

Site 41: S0208 Land east of Sandcliffe Road, Lower Midway

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

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

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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no County Wildlife Sites within 300m of this site. (Lee Wood Grass Land (SD206), which is located 350m to the north west of the proposal site, has been removed from the wildlife site register in recent years).	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether site will include the creation of new habitats or tree planting 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 is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The site could improve access to local open space including National Forest Planting.	- Ensure new development improves access to local walking and cycling routes and to Swadlincote and Midway
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1.5km (depending on access) from Heartwood Medical Centre (Civic Way), and Swadlincote Surgery (Darklands Road). - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 800m of local recreation provision and primary school, and within 1500m of a local centre in Newhall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools are Granville which has some capacity to accommodate growth Pingle which could accommodate further growth) (>2km), - There is no capacity for the expansion of local primary schools to meet requirements generated by a site of this scale - It is unclear whether a proposal of this scale could deliver a new primary school	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area, which is adjacent to one of the most deprived parts of the district	- 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?		- Woodville local Centre is within 1.5km and has the following local services and facilities: secondary school, cash point, community centre, convenience store, petrol station, hourly bus service, post office, public house and a library all within 1km. - The site is also within 1.8km of Swadlincote town centre. - Two buses per hour (reducing to one per hour in the evening) operate in the residential area to the south. - The site is within 400m of existing bus stops but the lack of pedestrian and cycling connection points with the adjacent site mean that services and public transport would not be easily accessible	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Newhall.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A511 and the A511 and Sandcliffe Road Junction	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is a twice hourly bus service (reducing to once hourly service in the evening) serving this area, - Off road cycling provision in this area is undeveloped.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements in this area - Superfast Broadband to be delivered commercially by 2016.	

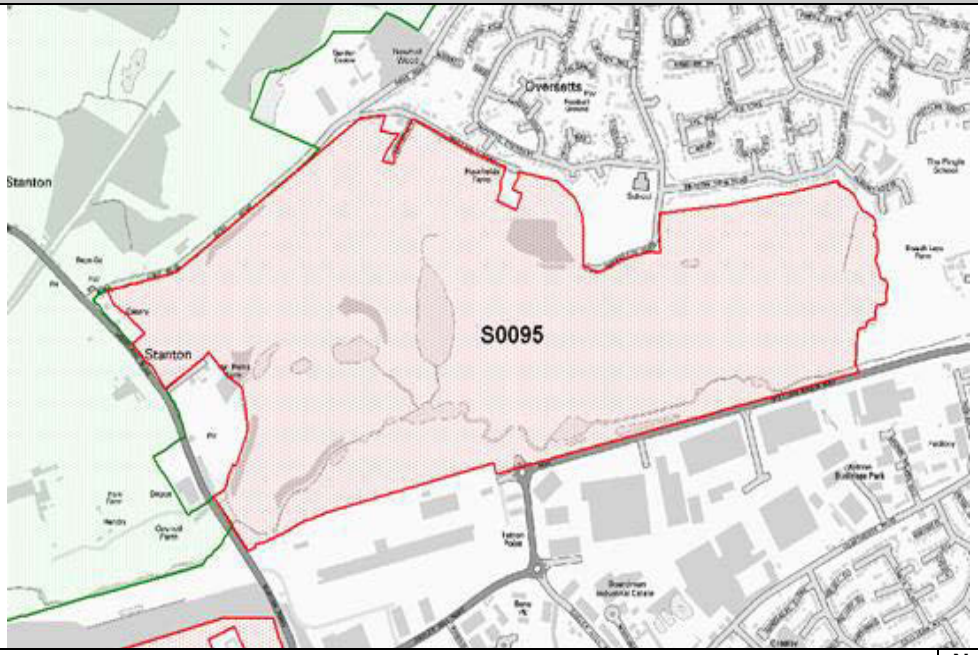
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build 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 encourage economic diversification?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Given the scale of the site it is unlikely that new shopping facilities could be accommodated on site.	- Ensure good connectivity to facilities in Midway and Swadlincote.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- 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		- Site is greenfield - Based on agricultural land classification maps held by the Authority this site comprises Grade 3 land. It is unclear whether this could comprise Best and Most Versatile land and as such a precautionary approach has been taken and it is assumed that some land would be grade 3a.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- This site is located outside of an area at fluvial flood risk although there is a small watercourse just outside of the north eastern part of the site (see image) which is known to flood. - Sequential Test Passed	- None Identified
	Will it reduce unmitigated release surface water runoff?		- New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is adjacent to the Swadlincote urban area and would be within 1.5km of a local centre including health facilities. - The site is well related to an hourly bus service (bus stops within 400m) an, - Strategic employment is located 2km away at Bretby Business Park	- 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?		- No architectural features have been identified within in this area which are likely to be affected by new development. - Potential for in ground archaeology identified in this area	- Ensure appropriate archaeology survey undertaken on site 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?		- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District. - No masterplan design information included on connectivity of this site and wider area.	- Ensure sites connect to existing public rights of way locally and the housing development to the immediate south.
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	- That existing hedgerows and tree belts on the site are preserved and inform site layout. - Ensure that a strategic buffer is secured to the north of the site to protect views from high ground to the north. - Ensure that new development contribute towards National Forest Planting.
	Does it respect and protect existing landscape Character?		- Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development in this location would have a notable impact on the local landscape due to local landform and prominence of the site from the north). - The existing settlement boundary along Salisbury Drive, Winchester Drive and Coventry Close is poorly screened and presents an eroded settlement edge from near and distant views to the north.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- There are few substantial hedgerows, field trees or other landscape elements on site which could help integrate new development into the local landscape. - Site development is not likely to lead to the loss of landscape elements given a relative lack of features on site - National Forest Planting could deliver new and enhance existing habitats such as woodland, hedges on site	

Site 42: S0095, Land North of William Nadin Way, Swadlincote

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

Swadlincote town centre is under 2 km away to the east, and the site fronts the A514 (William Nadin Way) which leads to the A444. There is consent for 158 dwellings on the Council Depot site to the east of the site, subject to legal agreements.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	- Ensure that appropriate buffer is secured around CWS SD273 to help protect the site from disturbance - Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a non-statutory wildlife site adjacent to the site (SD273- Breach Leys Farm) and a further two sites within 300mof the western edge of this area.	
	Could development affect protected species or BAP priority species?		- 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 master plan has been submitted for the specific land parcels proposed for development, although the site proximity to the golf course and location within the national forest will help deliver forest planting and other appropriate habitat creation.	
	Will it protect sites of geological importance?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The site would support delivery of significant new informal and formal open space and could connect to the surrounding golf course development as well as open space on the neighbouring (consented) depot site	- Ensure new development improves access to local walking and cycling routes to Swadlincote and to Castle Gresley
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located within 1km on Darklands Road.	
	Will it promote healthy lifestyles?		- Site is located within 1km of Swadlincote Town Centre. The nearest primary school (Fairmeadows) is located within 800m from the site. Sports provision is located 800m from the site)	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- 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?		- The nearest secondary schools are William Allit and Pingle School. - Pingle School has some capacity to accommodate additional pupils arising from the development and could accommodate limited expansion, although William Allit is at capacity - The nearest primary school is Fairmeadows. There is little or no capacity at any Swadlincote primary school. - It is unclear whether development of this scale could deliver additional primary school capacity	- 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		- This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing.	- 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 400m of nearest bus stops on William Nadin Way and A444. - Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63).	- 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 have potential to deliver a new, sports pitches, primary school?, informal open space, and potentially community facilities although it is unclear whether such facilities could be deliverable or viable	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Could lead to increased congestion on the A444 - 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 be within 400m of a bus route - Development incudes proposals to enhance walking and cycling routes on site and in adjacent development including golf course and council depot site to the east. - Site is within 1km of Swadlincote Town Centre	
	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 likely to be delivered commercially in this area	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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 (being restored minerals workings and tip 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.	

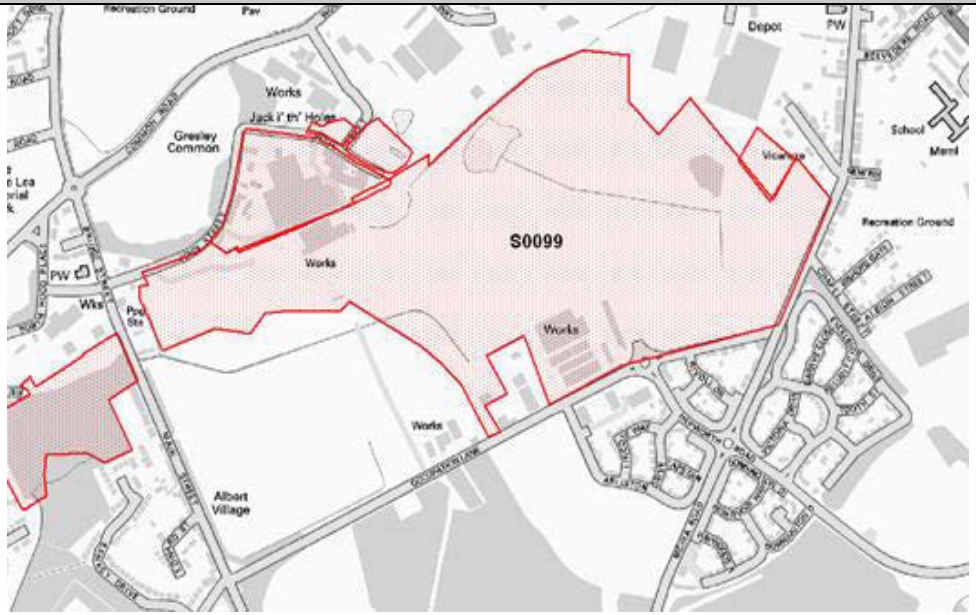
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- Ensure site is appropriately remediated prior to development.
	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		- Sites is greenfield although not in agricultural use (site is poorly restored)	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- There are no significant areas at fluvial flood risk on this site, although limited areas around the Darklands Brook do exist. - Given the scale of development proposed and the small area at flood risk it is likely that homes could be steered away from areas at risk. Subject to appropriate site layout sequential test is likely to be passed.	- 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?		- Site is within 1km of Swadlincote town centre, 400m of an hourly or better bus service and within 2km of a strategic employment site.	- 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?		- No architectural features have been identified within this area which are likely to be affected by new development. - HERS located centrally within shlaa site , however this is within the golf course area rather than in one of the three field parcels identified in the Local Plan - Limited potential for in ground archaeology in this area	- None Identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- 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 poorly restored following historical minerals working and waste disposal. Development could help protect productive greenfield sites elsewhere in the District.	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured on site in line with National Forest Planting Requirements - A strategic buffer is included around the wildlife site within this area.
	Does it respect and protect existing landscape Character?		- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Site is largely contained within the wider Swadincote urban area - The land rises notably to the north, presenting views into the site from many parts of Newhall and Stanton	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- There are few landscape elements within the site to help integrate development into the local landscape/townscape, although tree planting along the B5353, A444 and A514 would help reduce near views into the site and would be retained - There are considerable opportunities for new tree planting and other habitat creation, both on the golf course and on potential housing sites. - The site lies within The National Forest and would contribute towards new tree planting and habitat creation.	

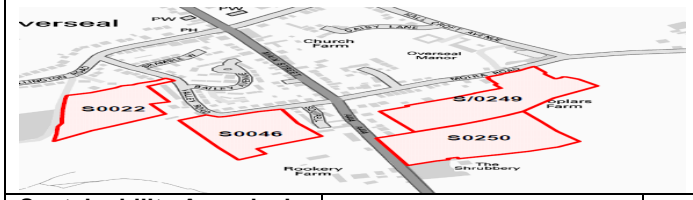
Site 43: S0099: Occupation Lane, Woodville

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

The site is contained by Occupation Lane to the south, Moira Road to the east and Main Street to the west. A number of existing businesses are located to the north.

The site is in multiple ownership and 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 nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present - Ensure that new development delivers biodiversity gain and habitat creation on site
	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?		- 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 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 is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Despite previous use of site there are no unfit or empty homes within the site. As such delivery will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development will deliver new and connect to existing informal local space owing to its National Forest Location. - It is unclear whether development will contribute to local sports provision.	- Ensure new development improves access by walking and cycling to facilities in Swadlincote, Church Gresley and Woodville.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 800m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- 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) - Bus stops are located within 400m on the A514 and A511. - Could improve locally available leisure opportunities - Could connect to an existing PROW network in this area	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- 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	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- 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.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools, is Granville which has some capacity to accommodate growth (this site could provide additional land to accommodate expansion) - It is unclear whether a proposal of this scale could deliver a new primary school - There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear.	- 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 deliver an additional 12ha of employment land which will attract new businesses into the area. This could in turn increase employment and skill training locally.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district. - Site delivery would also boost the number of jobs locally.	- 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 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 - There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1km) - Secondary school provision Granville within 800m of the site - There are existing employment opportunities around Tetron Point and Cadley Hill, and the site would deliver an additional 12ha of employment land as part of a mixed use scheme	- 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 would contribute towards new open space provision and National Forest planting. - New employment development (site would be employment led) would increase local employment opportunities locally (most employment sites are located in excess of 2km from this site) - There may be potential to improve public transport and walking and cycling routes locally. - Development of the site would need to be supported by the provision of phase 2 of the Woodville – Swadlincote Regeneration Route.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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 deliver the Swadlincote Regeneration Route which could reduce congestion on the nearby Clock Island.	- 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 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 - There may be opportunity to improve off road walking and cycling routes on site and improve connections to proposed PROW in The National Forest. - Employment development would increase employment choice locally.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements in this area - Superfast Broadband will be commercially to 2016 in this area.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support construction industry and other businesses involved in marketing, selling new homes. During site build out. - Development could also support the creation of an additional jobs through the allocation of 12ha of employment land	- 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 and new warehousing, commercial and industrial jobs post development. - Site is located in an area with relatively high levels of unemployment, although clearly new development would increase the size of the local labour market	
	Will it improve average incomes in the District?		- Uncertain effect identified	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) - It is unclear whether jobs would help increase the number of jobs in sectors with relatively low levels of employment in the district	- Inclusion of appropriate policies in Plan to encourage/sustain/ - protect existing employment and commercial sites and premises within the site
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Site would deliver a further 12ha of employment land provision in an area that has seen notable employment land losses in recent years	
	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 facilities in Church Gresley, Woodville and Swadlincote.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is partially previously developed. The clearance of a number of existing derelict buildings would have a positive impact on the local townscape character. It could also improve the setting of the TG Green Grade 2* listed building and a number of other listed buildings within the Woodville Area	- 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 partially brownfield and there is limited potential to reuse demolition and 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.	

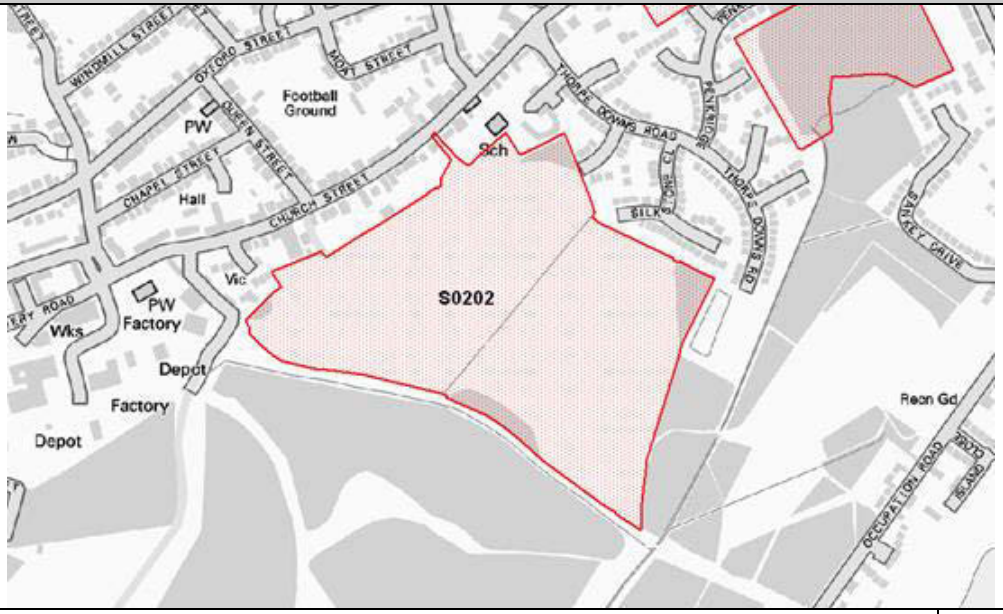
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- Ensure appropriate noise mitigation is included within any allocation - Ensure 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		- 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		- This site is poorly restored, having been used historically for the extraction of minerals - Around 11ha of the site is greenfield, although it is not in productive agricultural use	- None Identified
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Sites are located outside of areas at fluvial flood risk, however there are identified issues with the surface water sewers in this area. - Development could offer opportunity to resolve identified surface water flooding issues within and around this site. - Sequential Test likely to be passed subject to appropriate design and layout of any scheme	- Ensure that policy requires delivery of appropriate surface water treatment on site
	Will it reduce unmitigated release surface water runoff?		- New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- Site would be within 400m of existing bus stops, within 800m of Woodville Local Centre. - Employment land provision will be on site.	- 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?		- The redevelopment of this site would be expected to secure the reuse of the former TG Green Factory which is Grade II* listed and currently on the heritage at risk register. - It could also help improve the setting of other listed buildings including Bretby Art Pottery, Church of St Stephen and two bottle kilns. - Multiple HERS records within the site	- Local Plan policy to protect heritage assets through development
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- 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	- 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 would contribute to reuse of a previously developed and poorly restored minerals site.	- That existing Woodland, hedgerows and treebelts on the site are preserved and inform site layout. - That National Forest Planting and Habitat creation is delivered on site
	Does it respect and protect existing landscape Character?		- Site is not located in an area of sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development in this urban fringe location would have an impact on the residential development surrounding the site, due to loss of views over an area of open landscape. - The site is almost entirely surrounded by built development, except for a small area to the north west and south west of the site, where significant tree planting would screen new development from the countryside beyond.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- There is an outgrown hedgerow/tree belt to the south of an existing haulage yard. - The central part of the site is largely devoid of existing landscape features	

Site 44: S0202, S0143: Land around Church Street/Thorpe Downs Road

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

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

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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces existing planting and retains existing hedgerows within the site
	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?		- Historic records of GCN on site - Slow worms and Grass snake found within 100m of site boundary.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- 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 - SUDS train and amenity space located centrally and to the south west of the site.	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes 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?		- The development will have a mix of accommodation types of differing size and arrangement, potentially including detached, semi-detached and terraced properties - No data has been submitted by site promoters in respect of actual mix on site.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Despite previous use of site there are no unfit or empty homes within the site. As such delivery will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development will deliver new and connect to existing informal local space owing to its National Forest Location. - Development could contribute towards the provision of a new sport pitch for a local non -league football club.	- Ensure new development improves access by walking and cycling to Swadlincote town centre and Church Gresley
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1400m from (depending on access) from Gresleydale Healthcare Centre (by the shortest walking route), and 2km by road. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Primary School is adjacent to the site and capable of expansion - The site is located within close proximity (within 800m)of a convenience store, a pharmacy and a cash point. Sports provision within 600m. - Could improve locally available leisure opportunities - Could connect to an existing PROW network in this area	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- 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		- Impacts are uncertain.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools are Granville Community School and The Pingle School. - Both schools have spare capacity to accommodate additional pupils, and have the potential to expand. Other developments in Swadlincote could have an impact on the current capacity of these schools. - The nearest Primary School is St Georges. There is currently little or no capacity at any Swadlincote primary school, although additional land could be made available within the site to accommodate further expansion of St Georges Primary.	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively. - Provide land to allow expansion of adjacent primary school.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing.	- 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 400m of nearest bus stops on Church Street which is served by a twice hourly service to Swadlincote and Burton. - Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63).	- 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 education, open space and sports provision and would support existing shops in Church Gresley and Swadlincote.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The traffic impact assessment indicates that the proposed development would be able to be accommodated on the local highway network subject to mitigation.	- 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 located within close proximity to a convenience store, a pharmacy and a cash point. The closest Medical Practice is around 1.5km from this site. - The site is also within 1.8km of Swadlincote town centre. - Church Street offers twice per hour services between Burton upon Trent and Swadlincote during the day and an additional hourly service between Burton upon Trent, Swadlincote and Ashby. - The site is traversed by three public rights of way and located close to a cycle route.	
	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 and capacity improvement could be required to support growth. - Superfast Broadband Delivery expected by 2015.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within Church Gresley and Swadlincote.	- Ensure good connectivity to Church Street.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Design and access statement to support a planning application on the larger site (0202) indicate an assessment of local context has informed development of a concept masterplan for the site - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- Ensure appropriate noise mitigation is included within any allocation
	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		- Part of the overall site area is brownfield and would allow some development on previously developed sites. - No data on agricultural land classification as data held by the Authority identifies land as in other non-agricultural uses.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Limited surface water flood around unnamed drainage ditches on periphery of site although area at risk is limited and unlikely to affect built developments - Residual risks of ground water flooding exist and further assessment of ground water geology will need to inform detailed layout of site - Sequential test likely to be passed subject to appropriate site design and layout	- Require further assessment of groundwater flooding - Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- Site would be within 400m of existing bus stops, within 800m of a Local Centre. - Employment land provision will be on site.	- 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?		- HERS 26840 (possible silt trenches) located within site	- Ensure appropriate archaeology survey work informs site layout and design
To improve access to the cultural heritage of 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 locally including NCN route 63.
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 smaller site is brownfield and underused. Around 50 homes could be accommodated on this part of the site.	- That existing Woodland, hedgerows and tree belts on the site are preserved and inform site layout. - That appropriate national forest planting is delivered as part of the development scheme.
	Does it respect and protect existing landscape Character?		- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is surrounded on its south and west of the site by plantation woodland, which screens the site from the countryside beyond. - There is a substantial hedgerow screening housing on the northern edge of the site - Development in this urban fringe location would have an impact on the residential development to the north and east of the site	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- There are hedgerows surrounding almost all of the site and a small hedgerow separating the two fields which comprise the site running south west to north east - The site lies within The National Forest and would contribute towards new tree planting and habitat creation.	

Site 45: S0255: Council Depot Site

Description:

The site is located to the north west of Swadlincote Town Centre and is well related to the built up area of Swadlincote. The site is accessible to a range of shops, services, community facilities, public transport as well as employment opportunities. To the west of the site is site 6 (Sites north of William Nain Way which could accommodate a further 600 homes.

The site currently has planning permission for 158 homes subject to the signing of a legal agreement.

(Error Map)

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	- Ensure that the proposal reinforces existing planting and retains existing hedgerows within the site - Ensure the site includes an appropriate buffer to help protect the nearby wildlife site
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a non-statutory wildlife site within 100m of the site (SD273- Breach Leys Farm).	
	Could development affect protected species or BAP priority species?		- 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)?		- The site is located in the National Forest and would be expected to contribute to National Forest Planting - Tree planting and habitat creation located to the south and west of the site. Amenity space located to the east of the site.	
	Will it protect sites of geological importance?		- 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?		- Sites would contribute towards the delivery of up to 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The site would support delivery of significant new informal and formal open space and could connect to the surrounding golf course development as well as open space on the neighbouring site	- Ensure new development improves access by walking and cycling to Swadlincote town centre.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 800m (depending on access) from Swadlincote Surgery on Darklands Road, and could help fund improvements to local medical facilities. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 800m of Swadlincote Town Centre. The nearest primary school is located 800m away. Sports pitch provision is located adjacent to the site and at Green Bank Leisure centre 800m	
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?		- Impacts are uncertain.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Pingle School. - Pingle School has some capacity to accommodate additional pupils arising from the development and could accommodate limited expansion. - The nearest primary schools are St Edwards Catholic Primary and Fairmeadow, although provision expected to be Elmsleigh (1200m). There is little or no capacity at any Swadlincote primary school. It is unclear whether development of this scale could deliver additional primary school capacity	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively. - Provide land to allow expansion of adjacent primary school.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing.	- 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 400m of nearest bus stops on William Nadin Way. - Town centre and employment is within walking distance. - Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63).	- 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 contribute towards, primary school (Elmsleigh and Pingle Schools) and informal open space 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?		- Development would not generate significant additional travel demand, even during the peak travel periods and would not give rise to significant adverse traffic impacts on the network of interest. - Development could contribute towards delivering improvements to local cycling and walking routes including Sustrans NCN63.	- 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 be within 400m of a bus route - Development incudes proposals to enhance walking and cycling routes on site and in adjacent development including golf course and council depot site to the east. - Site is within 1km of Swadlincote Town Centre	
	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 area	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/ protect existing employment and commercial sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth 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 Swadlincote Town Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield so it will not help regenerate existing built up areas, but could reinforce local design and character	- 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 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	- 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- Ensure appropriate noise mitigation is included within any allocation - Ensure site is 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		- Sites is greenfield although not in agricultural use (site is poorly restored)	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site is not at flood risk and development will have no discernible impact. - Sequential Test passed	- 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?		- Site is within 1km of Swadlincote town centre, 400m of an hourly or better bus service and within 2km of a strategic employment site.	- 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?		- HERS site 26812 (old coal pit or colliery) located on site	- Ensure site design is informed through appropriate archaeology survey work
To improve access to the cultural heritage of 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 locally including NCN route 63.
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 poorly restored following historical minerals working and waste disposal. Development could help protect productive greenfield sites elsewhere in the District.	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured in line with national forest guidelines
	Does it respect and protect existing landscape Character?		- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Site is largely contained within the wider Swadincote urban area - The land rises notably to the north, presenting views into the site from many parts of Newhall and Stanton	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- There are few landscape elements within the site to help integrate development into the local landscape/townscape, although tree planting along A514 would help reduce near views into the site and would be retained - There are considerable opportunities for new tree planting and other habitat creation, both on the golf course and within the site - The site lies within The National Forest and would contribute towards new tree planting and habitat creation.	

Version 1d.

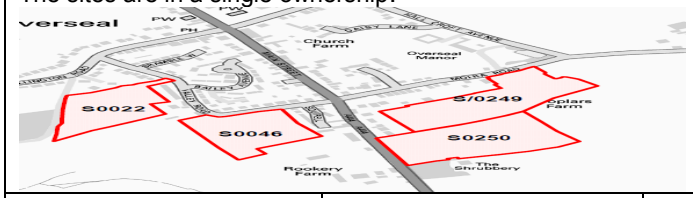
Site 46: S0105 and S0105a: Land West of A444, Cadley Hill Swadlincote

Description:

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

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

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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	- Ensure that appropriate buffer is secured around CWS SD304 to help protect the site from disturbance - Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no local wildlife sites on either site, although Cadley Hill Railway Area (SD304) is located immediately to the north of the site.	
	Could development affect protected species or BAP priority species?		- 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)?		- 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?		- 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?		- Sites would contribute towards the delivery of up to 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- 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 to local walking and cycling routes to Swadlincote and to Castle Gresley
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 17km (depending on access) from nearest doctors surgery which is located on Castleton Park and could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 1.8km 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 - 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?		- The nearest secondary school is Pingle School. - The nearest secondary school is The William Allitt School, which is currently at capacity and has no scope for expansion. - Pingle School does have spare capacity and could potentially accommodate the additional pupils from this development, although other developments in Swadlincote would need to be taken into account. - The nearest primary schools to the site are Stanton County Primary School, and St Georges C of E Primary School. - There is little or no capacity at any Swadlincote primary school.	- Continue liaison 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		- This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing.	- 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 400m of nearest bus stops the A444. Buses run three times an hour to Burton and Swadlincote - Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63).	- 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?		- would support existing shops in Castle Gresley and Swadlincote.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development in this area could have an uncertain impact on the A444 and the surrounding road network - Development could enhance walking and cycling provision locally which is poor - The development is related close to local employment, although its dislocation from other services could encourage car use	- 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 be within 400m of a bus route - Development could offer opportunities to strengthen local walking and cycling provision - Most services are beyond acceptable walking distances.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity 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 expected to be delivered in this area by 2015.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- 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		- Site is greenfield and in agricultural use. - Around half of the sites fall with in an area of grade 2 agricultural land. Development would therefore lead to the loss of some Best and Most Versatile agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- 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. - Development is likely to pass the sequential test subject to appropriate design.	- 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?		- 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. - Site performance would be significantly improved if a local centre was accommodated on site.	- 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?		- No architectural features have been identified within in this area which are likely to be affected by new development. - No HERs sites within development area - There is limited potential for below ground archaeology in this location	- 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	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting to meet national forest requirements is secured on site.
	Does it respect and protect existing landscape Character?		- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - This site is located to the west of the A444 which forms the western extent of Swadlincote and lies beyond a minor ridgeline. Development past this defensible boundary would represent a significant intrusion into the countryside. - Area is located in a natural dip which could reduce visual impacts of development in this area	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Site to the north of the northern site is a County Wildlife Site and recent site surveys indicate that it still meet the selection criteria for a CWS. - The site lies within The National Forest and would contribute towards new tree planting and habitat creation.	

Version 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

- Housing Site
- Green Belt
- Green Wedge

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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- 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 /trees/watercourses where present. - That appropriate planting and habitat creation is delivered on site
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- 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?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- The 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?		- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development will deliver new and connect to existing informal local space owing to its National Forest Location. - It is unclear whether development will contribute to local sports provision.	- Ensure new development improves access by walking and cycling to Woodville
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 800m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 1000m of local recreation provision local centre and primary school	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools, is Granville which has some capacity to accommodate growth (this site could provide additional land to accommodate expansion) - It is unclear whether a proposal of this scale could deliver a new primary school - There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear.	- 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		- New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district.	- 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 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 - There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1km) - Secondary school provision Granville which is immediately adjacent to the site - There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 4km from the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Woodville.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- 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.	- 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.
	Will it increase the proportion of journeys using modes other than cars?		- There is a hourly bus service between Swadlincote and Derby serving this area, - There is limited potential for improvements to cycling routes in this area	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements in this area - Superfast broadband 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 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.	

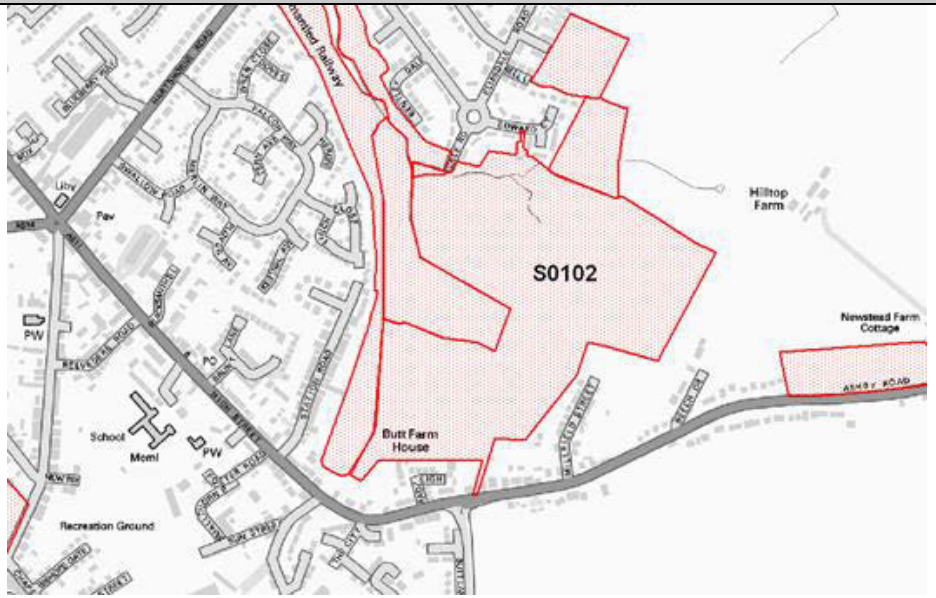
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- None Identified
	Will it reduce light pollution?		- Development 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		- Site is greenfield - Based on agricultural land classification maps held by the Authority land would be Grade 4. And is not Best and Most Versatile.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- 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. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential test is likely to be passed subject to appropriate site design and layout	- 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?		- The site is relatively well located in respect of the urban edge of Swadlincote. - 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)	- 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?		- HERS sites 28130 (post medieval field boundary and earth works) and 20236 (coal workings) located within site - Limited potential for below ground archaeology	- 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.	- That existing Woodland, hedgerows, tree belts and watercourses on the site are preserved and inform site layout. - Ensure that national forest planting requirements are met onsite - Provide appropriate landscaping around the edge of the site to soften the effects on new development
	Does it respect and protect existing landscape Character?		- Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity Development in this location would be visible from higher ground to the north, due to local landform and prominence of the site	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- 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. - 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	

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

- Housing Site
- Green Belt
- Green Wedge

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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present - Ensure that new development provides an appropriate strategic buffer to CWS SD026
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- 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?		- 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 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?		- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development will deliver new and connect to existing informal local space owing to its National Forest Location. - It is unclear whether development will contribute to local sports provision.	- Ensure new development improves access by walking and cycling to facilities in Woodville
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1200m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 800m of local centre and 800m of a primary school (although this is unlikely to be able to accommodate growth) and 1000m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools, is Granville (1km) which has some capacity to accommodate growth. - It is unclear whether a proposal of this scale could deliver a new primary school - There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear (this school is around 1.8km from the site)	- Continue 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		- New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district.	- 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 adjoins the existing Goseley Estate and the urban area of Swadlincote. The nearest local centre is Woodville within 800m of the site. Bus stops are located just outside the site on the A514 and A511 within 400m of the site. - There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 800m) - Secondary school provision Granville (1.0km) - There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 4km from the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Woodville.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- 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.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure including within the wider Woodville area
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Swadlincote and Derby and between Burton and Coalville serving There is limited opportunity to improve off road cycling connectivity in this area.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements in this area - Superfast broadband 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 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- 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		- Site is greenfield - Based on agricultural land classification maps held by the Authority land would be Grade 4. And is not Best and Most Versatile.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- 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. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential Test Passed	- 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?		- The site is relatively well located in respect of the urban edge of Swadlincote. - 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)	- 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?		- Multiple HERS records within site including HERS 28129, 28121, 28111, 28120, 28110. - There is potential for below ground archaeology in this area	- 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.	- That existing Woodland, hedgerows, tree belts and watercourses on the site are preserved and inform site layout. - Ensure that national forest planting requirements are met onsite - Reflect constraints associated with site topography within the design of any development.
	Does it respect and protect existing landscape Character?		- Site is located in an area of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development in this location would be visible from higher ground to the north, due to local landform	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- There are a number of well-established hedgerows or tree belts on the eastern edge of the site, which could help tie new development into the wider landscape. - Development could negatively impact local landform which may not be amenable to development. There are topographical constraints as the site slopes down towards Vale Road and steeply up towards the A511.	

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

- Housing Site
- Green Belt
- Green Wedge

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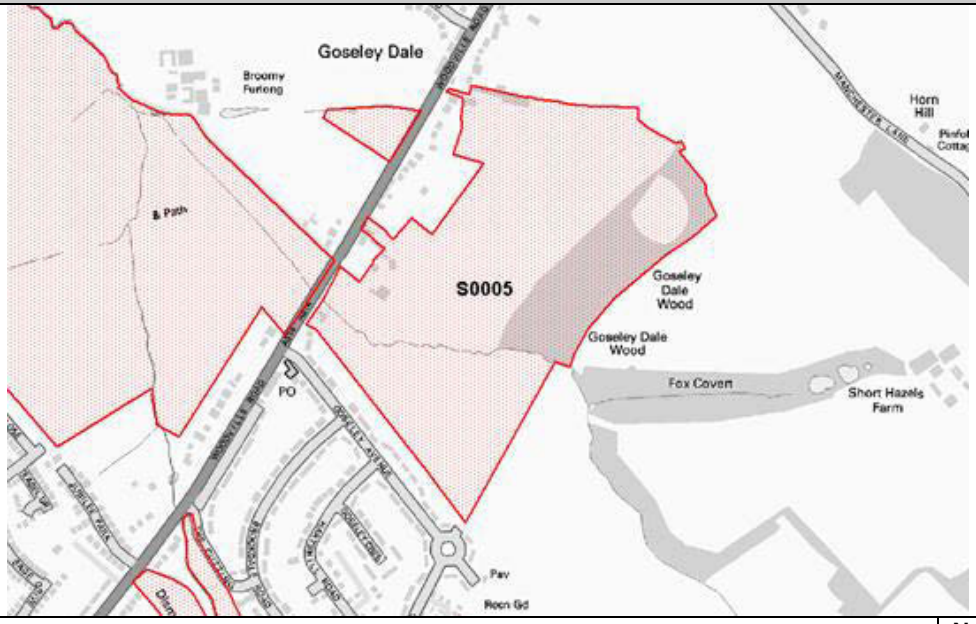
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present. - That appropriate planting and habitat creation is delivered on site
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- 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?		- 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 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?		- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development will deliver new and connect to existing informal local space owing to its National Forest Location. - It is unclear whether development will contribute to local sports provision.	- Ensure new development improves access by walking and cycling to Woodville
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1200m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 1500m of local centre and 1000m of a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools, is Granville (1km) which has some capacity to accommodate growth - It is unclear whether a proposal of this scale could deliver a new primary school - There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear.	- 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		- New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district.	- 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 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. - There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1.5km) - Secondary school provision Granville (1.5km) - There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 4km from the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Woodville.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- 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.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure including around Woodville.
	Will it increase the proportion of journeys using modes other than cars?		- There is a hourly bus service between Swadlincote and Derby serving this area, - There is limited potential for off road cycling provision in this area.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements in this area - Superfast broadband will be delivered commercially in this area by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- 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		- Site is greenfield - Based on agricultural land classification maps held by the Authority land would be Grade 4. And is not Best and Most Versatile.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- 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. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential test passed.	- 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?		- The site is relatively well located in respect of the urban edge of Swadlincote. - 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)	- 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?		- HERS site 20236 located within development area - Potential for below ground archaeology	- 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.	- That existing Woodland, hedgerows, tree belts and watercourses on the site are preserved and inform site layout. - Ensure that national forest planting requirements are met onsite - Provide appropriate landscaping around the edge of the site.
	Does it respect and protect existing landscape Character?		- Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development in this location would be visible from higher ground to the north, due to local landform and prominence of the site The site is well connected to the urban area of Woodville, however it is not contained by urban form, and development would expand into the open countryside and have the effect of closing the gap between Hartshorne and Woodville.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The eastern part of the site comprises of scrub and could help screen the site from views to the east. - There is also an extensive are of immature woodland and scrub close to the southern edge of the site - Given the extent of scrub and woodland on site much of this could be lost through site development.	

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

- Housing Site
- Green Belt
- Green Wedge

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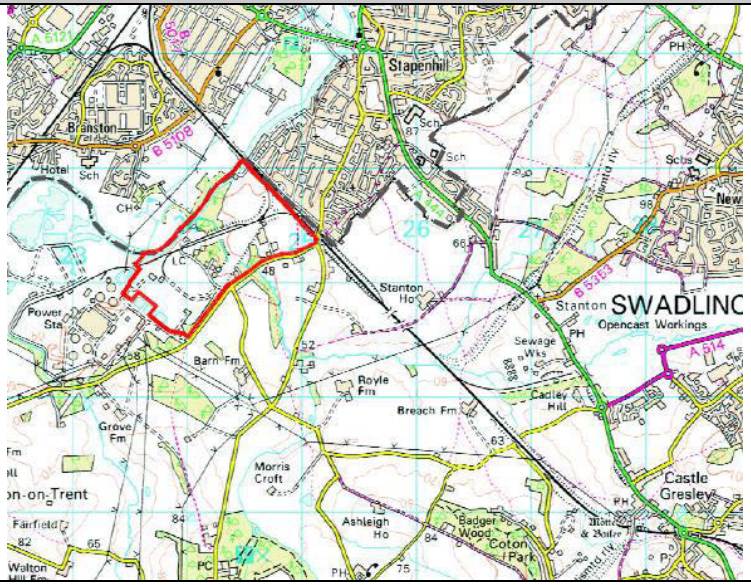

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally or nationally important wildlife sites?		- 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.	- Ensure that the proposal reinforces planting and retains existing hedgerows watercourses and trees where present. - That appropriate planting and habitat creation is delivered on site - That an appropriate buffer is included to protect the adjacent wildlife site
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Drakelow Wildfowl Reserve (SD336) adjacent to the site	
	Could development affect protected species or BAP priority species?		- 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)?		- 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?		- There are no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites 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?		- 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?		- Development would deliver almost 200 retirement department.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver new open space and sports provision including sports pitches, informal open space, and parks, - Existing sports provision is located within 800m of the site at Stapenhill	- Ensure new development improves access by walking and cycling to facilities in Burton
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities are located in Stapenhill (within 1200km). Both provides space for new GP surgery if required - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located with 800m of sport pitches, village school and local centre as all these facilities are planned on site - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- No impacts identified.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- 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.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Secondary Education needs within the Plan period could be accommodated at existing Swadlincote Schools subject to expansion. - The site includes proposals for a primary school to be developed to meet the sites needs	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote and surrounding area cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- 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.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver additional affordable housing close to Swadlincote and well related to Burton upon 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 site will deliver two new local centres, a school and other community facilities - Bus stops are located within 400m of the site on Walton Road.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- 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 - Development will support improvements to 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?		- Development would deliver a new river crossing over the River Trent through delivery of the Walton Bypass - Generally increased traffic associated with development can be accommodated by the local road network although capacity/safety enhancements will be required to support growth. - Site delivery would be supported by a travel plan to encourage non car modes of transport.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure including the Walton on Trent bypass.
	Will it increase the proportion of journeys using modes other than cars?		- Site will deliver the provision of a new greenway between the site and Stapenhill and connect to an existing Sustrans route - 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).	
	Will it make the best use of other infrastructure?		- There is capacity to accommodate growth at local waste water Treatment Works (Claymills) - There may be a need for notable local sewerage network improvements to serve development. - Superfast Broadband coverage 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?		- Could support construction industry and other businesses involved in marketing, selling new homes. During site build out which will continue throughout the Plan period. - Development could also support the creation of employment land which could attract new businesses into the district.	- None identified.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs as well as new employment in local centres, proposed employment land and schools on site)	
	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) - It is unclear whether jobs would help increase the number of jobs in sectors with relatively low levels of employment in the District	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?		- Uncertain effect identified – dependent on end use of proposed employment areas	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Employment losses would lead to the notional loss at the site level - Any losses would compensated for elsewhere to ensure the delivery of sufficient employment land through the plan	
	Will it help support and encourage the growth of the Rural Economy?		- Development is unlikely to have any discernible impacts on the economy of surround villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development would deliver two new local centres.	- 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?		- Site is previously developed and would facilitate the removal of a number or existing commercial buildings and areas of hard standing - The site layout and development framework proposed by the developer will improve local townscape character including by protecting a number of listed building on site and integrating these into a new local centre - There remains limited uncertainty in respect of design in advance of any detailed permission being sought.	- 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?		- There may be opportunity to reuse demolition waste on site within any development proposals - 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.	
	Will it reduce the proportion of 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. This is likely to be considered through detailed planning applications.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- 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.	- 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 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 to ensure use below that required by part G of the building regulations. This issue would be determined during detailed applications for development.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		- 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. - Nitrate Vulnerable Zone = Surface Water only - Ground Water Protection Zone = Partially within Zone 3	- Ensure appropriate noise mitigation is included within any allocation (close to railway line). - Inclusion of appropriate sustainable drainage system on site
	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. - The proximity of the site to proposed employment could increase light pollution complaints	
	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. - The proximity of the site to proposed employment could increase noise complaints in the longer term especially where any facility had 24 hour operation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is most previously developed - Site development could lead to the loss of around 10ha of land which is Grade 3b and not best and most versatile	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- 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) - A further culvert on site will be retained. This will continue to throttle flows downstream. - Sequential test likely to be passed subject to appropriate design and layout	- 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 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.	
To 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 will include two new local centres and a primary school. - hourly or better bus service within 400m and local routes to be extended into the site - 12ha of employment land to be provided on site	- 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?		- 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 - Multiple HERS records within site including HER19216, 19204, 19218 and 19205 - There limited potential for below ground archaeological remains on the site	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development would improve access to the stables(which would form part of the proposed local centre) and other listed structures on site	- Ensure sites connect to existing public rights of way and cycle routes including Sustrans route to north of the site
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 would allow reuse of a site previously in use as a power station or employment land.	- That existing hedgerows and tree belts(including TPOs are retained on the site and inform site layout. - That national forest and other habitat creation is delivered on site. - That adjacent wildlife sites are protected and enhanced where possible.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities)	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- 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 - Site is relatively uncontained to the south. - Retention of significant woodland running centrally through the site will help integrate new development into the wider landscape. - Site would contribute towards green infrastructure provision including new open space provision	

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

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

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

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

Key

- Housing Site
- Green Belt
- Green Wedge

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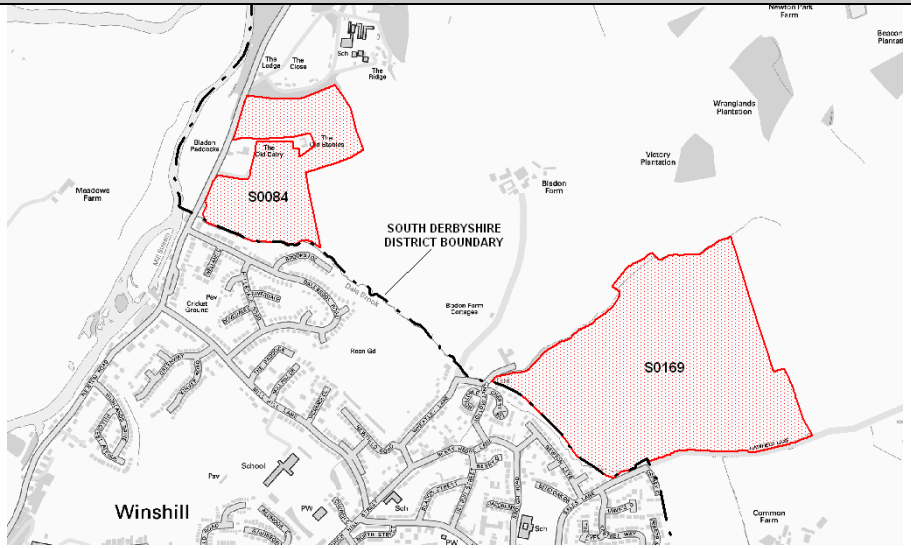
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- 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)?		- 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?		- 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 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?		- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver new 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 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 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 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 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. - 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 Winshill. - 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	

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To achieve stable 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- 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		- Site is greenfield - Based on agricultural land classification maps held by the Authority land is likely to be classed as Grade 2 agricultural land which is Best and Most Versatile.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is 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. - Sequential test likely to be passed subject to design and layout of the site.	- 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?		- The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in Winshill. - The site is well related to an hourly bus service (bus stops within 400m) and local centre and health centre (within 1200m), but strategic employment is located >2km.	- 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?		- 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. - NO HERS records within site - It is unclear whether there is potential for in ground archaeology in this area.	- 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	- That existing hedgerows, tree belts and watercourses on the site are preserved and inform site layout. - Ensure that national forest planting requirements are met onsite - Provide appropriate landscaping around the edge of the site.
	Does it respect and protect existing landscape Character?		- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Existing landscape elements such as woodlands and hedgerows and a minor watercourse are present on both sites. There is potential to integrate existing landscape elements into the site, although would be dependent on the design and implementation of sites - All sites could contribute towards green infrastructure provision.	

Version 1c.

Site 52: S0169: Hawfield Lane Burton.

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

The site extends some 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

- Housing Site
- Green Belt
- Green Wedge

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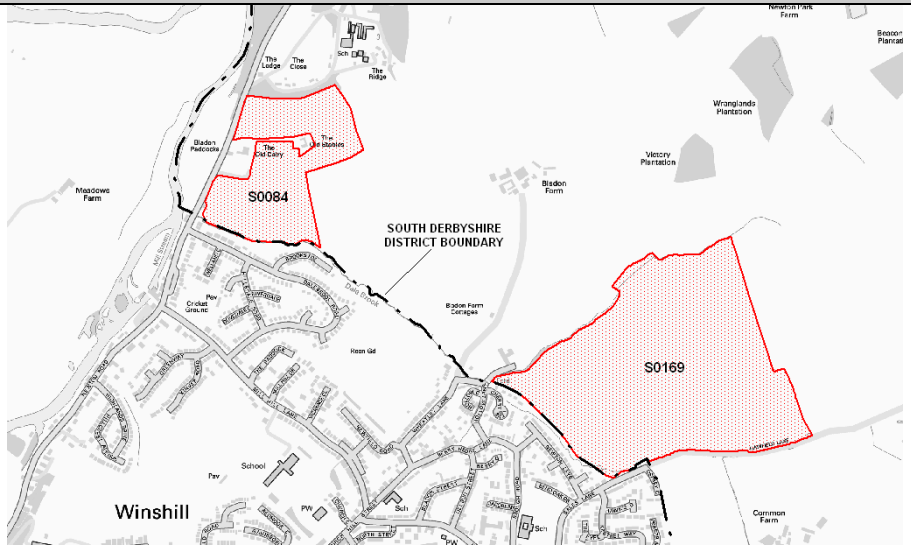
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- 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 nearby wildlife site.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- 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?		- 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 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?		- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver new 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 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No	- 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		- Site is greenfield - Based on agricultural land classification maps held by the Authority land is likely to be classed as Grade 2 agricultural land which is Best and Most Versatile.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is not at fluvial flood risk - Limited pluvial flood risk on site. - Sequential Test Passed	- 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?		- The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in Winshill. - The site is well related to an for times hourly bus service (bus stops within 400m) and local centre and health centre (within 1200m), but strategic employment is located >2km.	- 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?		- Site will not affect an identified listed buildings - No HERS records within site - there is limited potential for in ground archaeology in this area.	- 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	- That existing hedgerows, tree belts and watercourses on the site are preserved and inform site layout. - Ensure that national forest planting requirements are met onsite - Provide appropriate landscaping around the edge of the site.
	Does it respect and protect existing landscape Character?		- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Existing landscape elements such as woodlands and hedgerows and a minor watercourse are present on site. There is potential to integrate existing landscape elements into the site, although would be dependent on the design and implementation of sites - All sites could contribute towards green infrastructure provision.	

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

- Housing Site
- Green Belt
- Green Wedge

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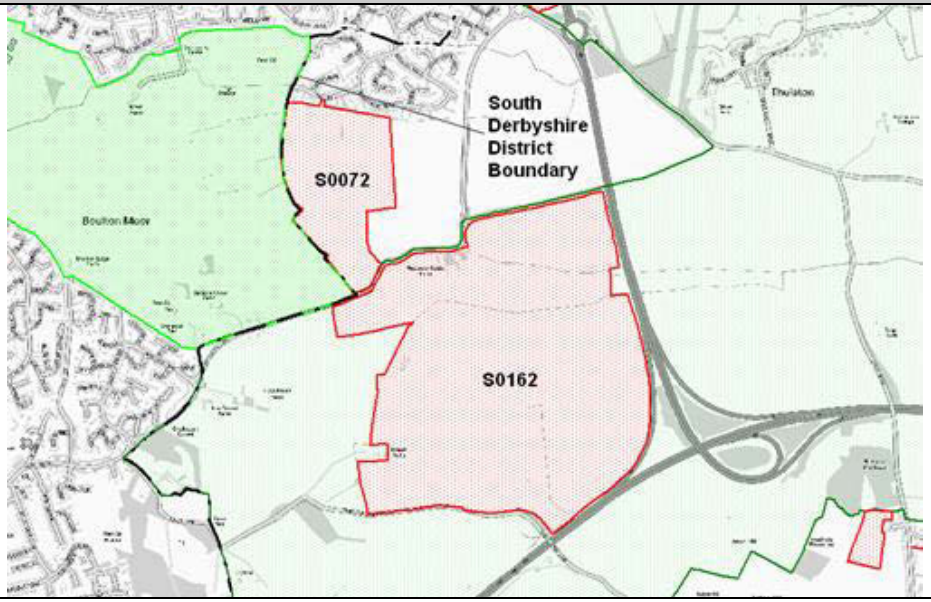
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is located 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)?		- 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?		- 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)?		- 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?		- 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?		- 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- 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 cold 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 incudes 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?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- 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		- Sites is greenfield and in agricultural use. - 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.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- 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. - Site will pass the sequential test based on proposed site design and layout.	- Steer development away from areas that are identified as flood risk. - Continued liaison with EA in respect of flood risk on 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?		- 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.	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- No identified sites of cultural heritage importance such as listed buildings or conservation areas - 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. - There may be potential for in ground archaeology	- 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	- Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	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		- Strong field boundaries consisting of hedgerow and tree belts, including substantial tree belt along Snelsmoor Lane. - New peripheral planting and informal open space proposed - Opportunity exists to deliver biodiversity gain and habitat creation on site	

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

- Housing Site
- Green Belt
- Green Wedge

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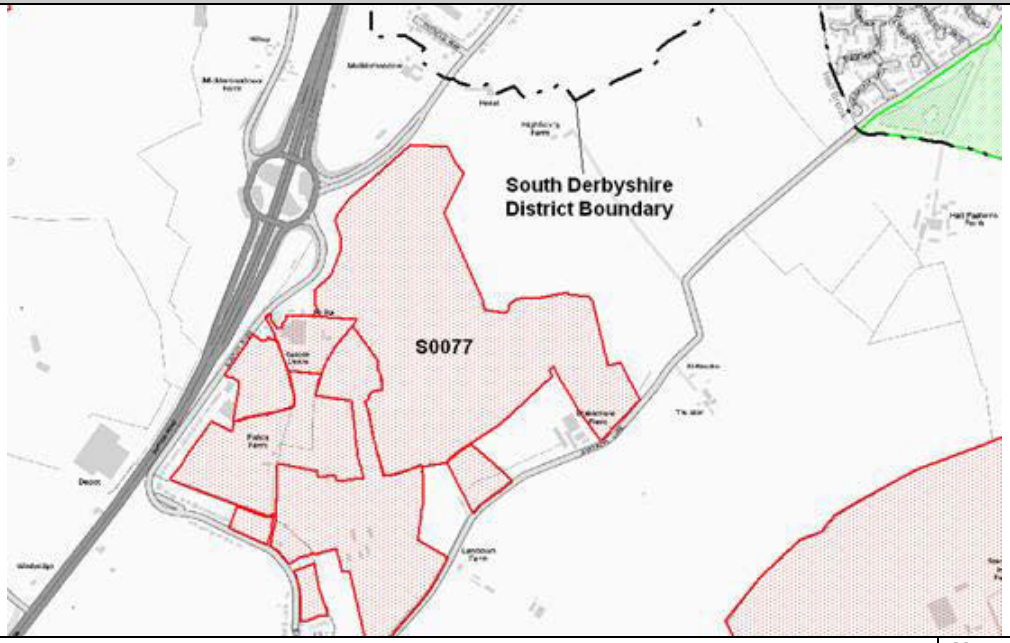
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	- Ensure that any development reflects layout of the consented scheme to the North - Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- 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?		- 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?		- Sites will 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?		- 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?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in 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?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Unclear whether site would deliver new informal and formal open space and the site level - Given scale of site the provision of new facilities is likely	- 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.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located >0.8km from the site - it is unclear whether site could deliver new healthcare facilities	
	Will it promote healthy lifestyles?		- Site will deliver new primary school - Site will deliver new local centres - Site will deliver new sports pitches.	
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		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The site lies within the catchment area of John Port School, Etwall, which is already over capacity but could accommodate limited expansion. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on adjacent site, or could potentially be accommodated on site	- 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		- Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010). - Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- New local centre proposed - Bus stops/ and hourly services proposed within 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?		- New school, public open space, sports pitches, country park, retail and community facilities proposed on site - New bus route penetration into the site proposed.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. - Development could impact Burton Road, A38 Junction in combination with consented growth on Rickneld Way and Highfields Site. - 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.	- 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 be within 400m of a frequent bus service - Unclear whether there is any potential to connect to cycle routes locally.	
	Will it make the best use of other infrastructure?		- Development of this 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. - 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. - Superfast Broadband likely to be delivered commercially in this area	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- 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. - May be limited potential for increased noise complaints from homes close to Ryckneld Way.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Sites is greenfield and in agricultural use. - 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	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- 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. - Sequential test likely to be passed subject to appropriate site layout	- 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?		- New primary school to be provided on site - Site would be in excess of 4km from an employment area of 10ha or more. - Site would be in excess of 4km secondary school provision in South Derbyshire	- Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	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?		- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area - Multiple HERS within site HER 19922, 19923, 19924 - Potential for in ground archaeology in this area	- 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?		- Uncertain	- 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	- Development is designed to take account of the local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	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		- Site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development - 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	

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?		- 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?		- 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?		- 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)?		- 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?		- 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.	- 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?		- 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 Cyle 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 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 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?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. - 24 hour operation of the site could increase light pollution complaints.	
	Will it improve air quality?		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- 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. - 24 hour operation could negatively impact existing and proposed residential development in Chellaston.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site is greenfield and in agricultural use. - 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).	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- 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. - Site development unlikely to have any discernible impact in respect of this objective. - The site is sequentially acceptable.	- 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?		- Hourly bus stop within 400m. - The site would provide employment for existing communities within 2km of the site.	- 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?		- 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). - There is high potential for prehistoric archaeology in this area. - There may be potential for this development to affect the reinstatement of the Trent & Mersey Canal, especially where roads cross the historical canal basin.	- 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?		- Development could improve access to the Trent & Mersey Canal.	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- The site is mostly greenfield, although there is a shooting club located on a small portion of the western site.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The 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?		- Existing landscape elements are limited, although field margins are usually defined by hedgerows and trees. - 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.	

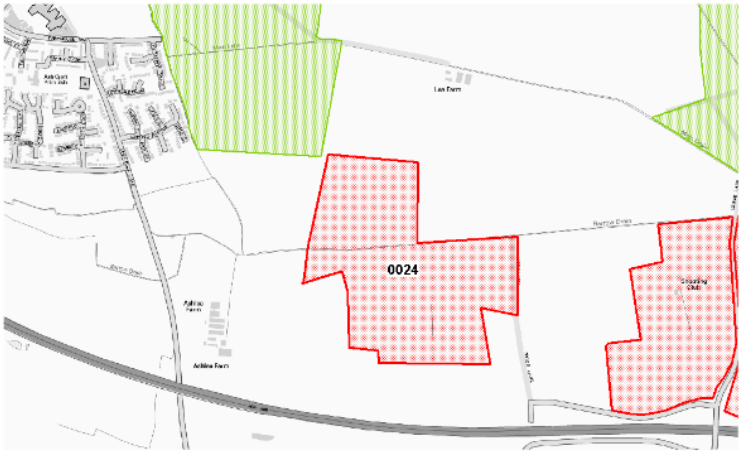
Site 2: S0024 Land at Sinfin Moor (Lea Farm)

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.



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 1km of a statutory wildlife site, or could affect the integrity of a Statutory Site.	- 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)?		- There are no non-statutory wildlife sites within 300m of the site.	
	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)?		- There is potential for biodiversity gain on the site given the scale of the site. - No information regarding landscaping or habitat creation is held by the Council in respect of this site.	
	Will it protect sites of geological importance?		- 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.	- 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 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 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.	

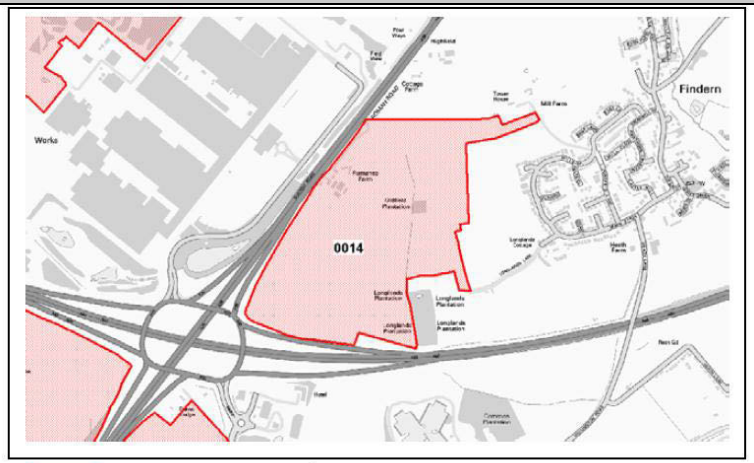
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Groundwater Protection Zone = No	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality?		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - 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.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site is greenfield and in agricultural use. - 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.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- 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. - A sequential test would be required if the site is allocated for development.	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- Hourly bus stop within 800m of the site. - The site would provide employment for existing communities within 2km of the site.	- 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?		- No identified sites of cultural heritage importance, such as listed buildings or conservation areas in this There may be potential for in ground archaeology - There is potential for below ground archaeology (including features associated with the RIGS designation on site). - No HERS located within the site.	- 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?		- 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.	- 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.	- Development is designed to take account of local landscape elements including trees and hedgerows along the southern and western boundary. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The 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?		- 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. - Opportunity exists to deliver biodiversity gain and habitat creation on site. - It is unclear whether landscape elements would be protected and new features delivered in the absence of an indicative sites masterplan.	

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.	- 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?		- 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)?		- There is potential for biodiversity gain on the site given the scale of the site. - No information regarding landscaping or habitat creation is held by the Council in respect of this site.	
	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.	- 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 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 Etwall, 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 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?		- 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.	

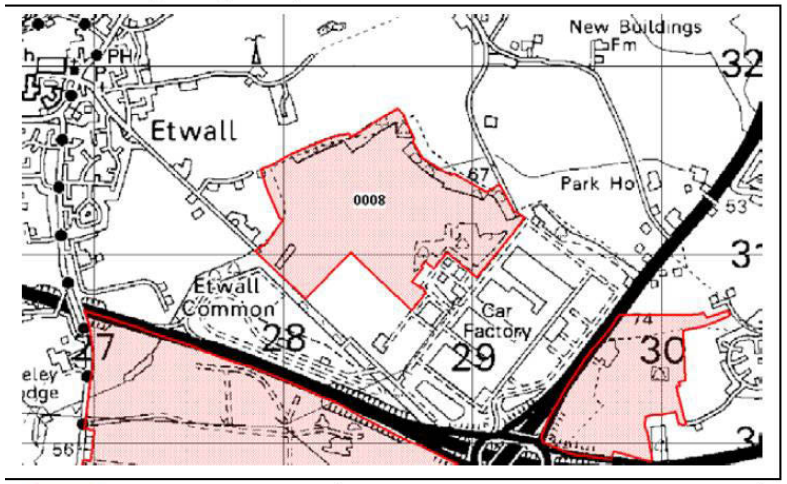
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Groundwater Protection Zone = No	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light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

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?		- 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?		- 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?		- 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)?		- There is potential for biodiversity gain on site.	
	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.	- 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 Etwall, 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.	

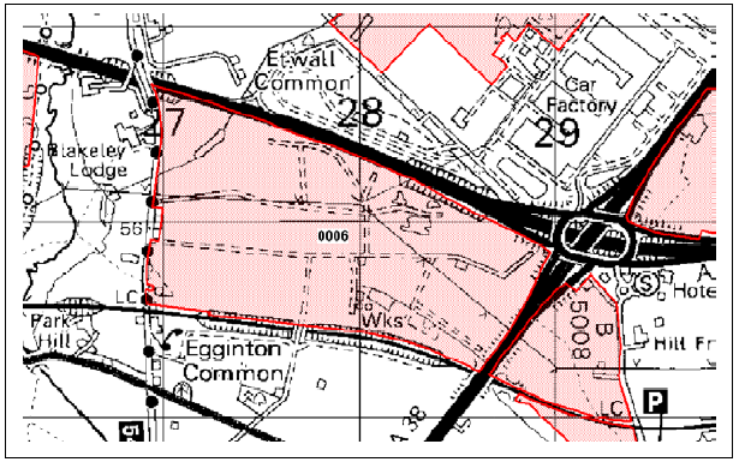
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation.	
	Will it improve air quality?		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation could be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site is greenfield and in agricultural use. - The site is classed as Grade 3b and is not best and most versatile agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is not at fluvial flood risk. - 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. - The site is sequentially preferable.	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be expected to conform to emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- The site is located in excess of 800m from a bus stop. - 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.	- 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?		- There are no identified cultural heritage assets likely to be affected by this site. - HER record 19807 located within the site (17 century Farm House).	- 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?		- No opportunities to improve access to nearby heritage features identified.	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- No, the site is greenfield and in agricultural use.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That enhanced planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site falls outside an area of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements and surrounding roads, including substantial, mature screening established when the original site was built. - The scale of the site would allow for screening to reduce intervisibility of the site. - The site includes hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - The site could contribute towards green infrastructure provision.	

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.



Employment Site
Green Belt
Green Wedge

Crown Copyright and database rights [2010]
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.	- 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?		- There are no non statutory wildlife sites located within or immediately adjacent to the site.	
	Could development affect protected species or BAP priority species?		- None identified.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- 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?		- 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.	- 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 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 Etwall, 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?		- Development may provide opportunity to remediate contaminated land within the site which could contribute towards water quality improvements locally. - Nitrate Vulnerable Zone = Yes (Surface water only across around 60% of site) - Groundwater Protection Zone = No	- 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. - 24 hour operation could lead to an increase light pollution complaints.	
	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. - Development could potentially have significant benefits on air quality on strategic roads around the sites by encouraging a modal shift towards rail freight.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally, during site development and occupation. - 24 Hour operation could lead to an increase in noise pollution complaints from properties located close to the site.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The majority of the site is greenfield, although there are notable areas within the site that have been previously developed. - Around 5% of the site appears to be classed as Grade 2 agricultural land which is best and most versatile.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is largely located outside of flood risk. - 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. - The site could be sequentially acceptable subject to design and layout.	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- Development is currently in excess of 800m. - 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.	- 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?		- There are no above ground heritage features, such as listed buildings which are likely to be significantly affected as a result of this proposal. - 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. - 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. - HERS 19621 and 19601 (cropmarks) within the site.	- 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 could improve local connectivity to the Trent and Mersey Canal Conservation Area and other cultural heritage assets in the general vicinity.	- 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 largely brownfield and has been used historically for minerals extraction and for waste disposal. - A small part of the site to the north is previously undeveloped.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site falls outside of areas of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements and surrounding roads. - The scale of the site would allow for very significant screening to reduce intervisibility of the site. - Plans include hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - The site could contribute towards green infrastructure provision.	

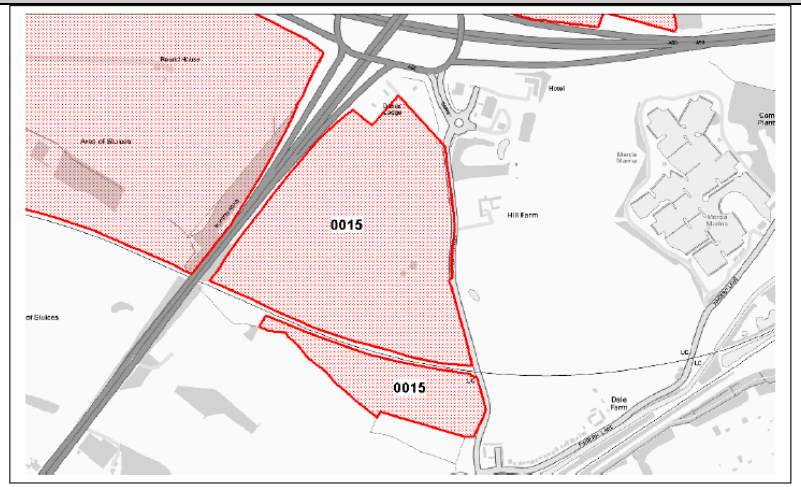
Site 6: S0015 Etwall Road, Willington

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.



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.	- 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?		- 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?		- 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)?		- There is potential for biodiversity gain on the site given the scale of the site.	
	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.	- 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 Etwall, 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 fright 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.	

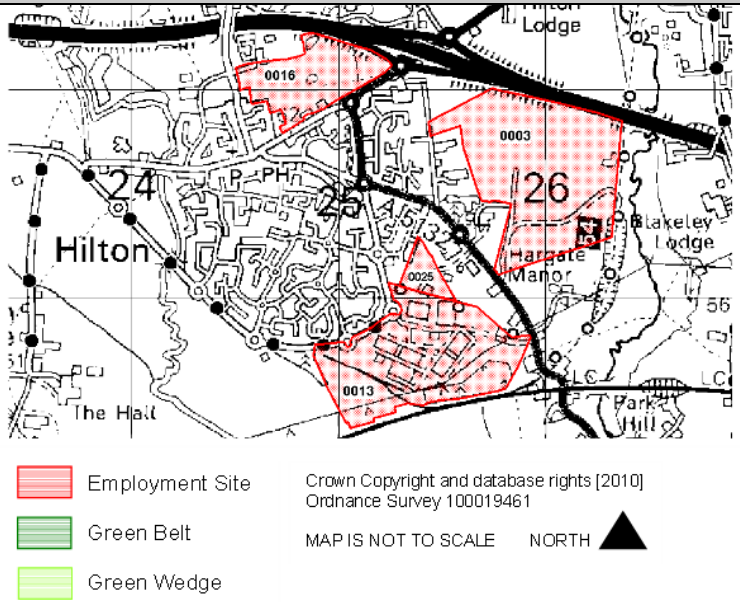
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Groundwater Protection Zone = No	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light pollution?		- Development of this nature is likely to lead to increased illumination locally, during site development and occupation. - 24 hour operation could lead to an increase in light pollution complaints.	
	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. - Development could potentially have significant benefits on air quality on strategic roads around the site by encouraging a modal shift towards rail freight.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally, during site development and occupation. - 24 Hour operation could lead to an increase in noise pollution complaints from properties located close to the site.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site has historically been used for waste disposal, although it has been restored and is greenfield and in agricultural use. - Land not previously used for waste disposal is grade 3b and not best and most versatile agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is not at fluvial flood risk. - 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. - The site is sequentially preferable.	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- The site is within 800m of a bus service. - New employment development in this location if rail served could offer opportunities to remove significant numbers of HGVs from the strategic road network.	- 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?		- Archaeological potential on the site is very limited, due to former minerals extraction and waste uses on site. - 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. - Hill Farm (to the east of the site) is grade II listed and the Trent & Mersey Canal lies to the south of the site. Development could affect the setting of both heritage features.	- 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?		- The site could present opportunities to connect to the Trent and Mersey Canal and the historic villages of Willington and Repton to the south.	- Ensure sites connect to existing public rights of way and cycle routes including Trent and Mersey Canal.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- Reuse of this site could prevent the loss of previously undeveloped land elsewhere.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site falls outside of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements and surrounding roads. - The scale of the site would allow for screening to reduce intervisibility of the site. - The site includes hedgerows, trees or other landscape elements, which could contribute towards integrating new development into the landscape. - The site could contribute towards green infrastructure provision.	

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.	- 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?		- 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.	- 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 would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - 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.	- 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 new healthcare provision.	
	Will it promote healthy lifestyles?		- The site is located within 600m of a sport pitch, village school and local centre. - The nearest primary school is around 600m 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 are no identified impacts from site development in respect of this issue.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- N/A	- None Identified.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- 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.	
To promote social 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 and improve employment choice in the northern villages, including Hilton, Etwall and Hatton.	- 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 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. - 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. - 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.	- 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 existing shops in the village. - The scale of development proposed may offer limited opportunities for new open space, cycling and walking routes 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?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - It is unclear whether the local road network has capacity to accommodate strategic levels of growth.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel. - The site is well related to 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).	
	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 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. - 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 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 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. - Could lead to an increase in light pollution complaints where operation is 24 hour.	
	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. - The proximity of the site to the A50 could increase noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- 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.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is located in an area identified as being of low flood risk. - The site is sequentially preferable as located in FZ1.	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- The site is 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. - There are residential areas immediately surrounding the site.	- 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?		- Development is unlikely to affect the setting of any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. - Two HERS on site HER 20611 and 20613.	- 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?		- Development will have an unknown or uncertain impact. Seek for information from the HERS record.	- 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 mainly greenfield.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - The site is generally well contained by existing development and transport routes.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements, such as existing development and the A50. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

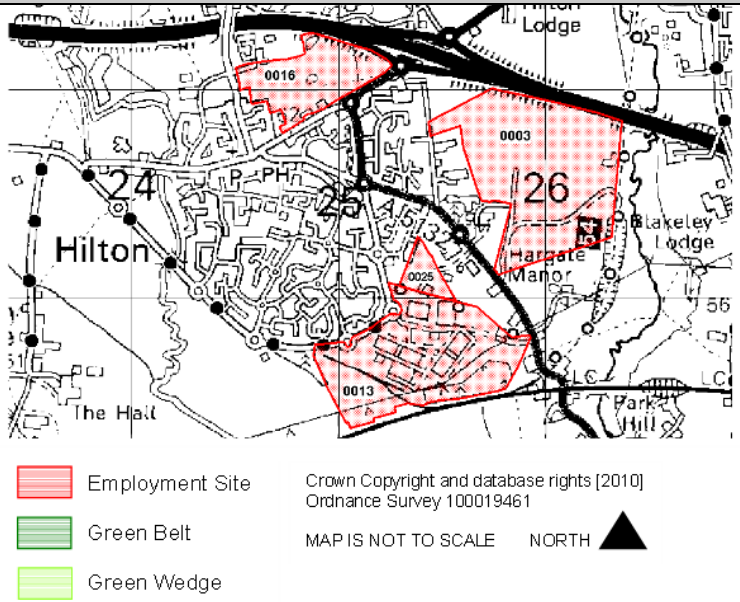
Version 1b

Site 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.	- 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?		- There is a county wildlife site within the site S0201 (SD067 Etwall 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.	- 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 would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - 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.	- 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 not likely to fund healthcare provision.	
	Will it promote healthy lifestyles?		- The site is located within 1200m from a sport pitch and 600m from the village Local centre. - The nearest primary school is 600m, although this is not considered against employment land 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.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- N/A	- None Identified.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- 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.	
To promote social 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 and improve employment choice in the northern villages, including Hilton, Etwall and Hatton.	- 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 the existing village, and will be located within 600m of Hilton village centre. - 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.	- 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 existing shops in the village. - The scale of development proposed may offer limited opportunities for new open space, cycling and walking routes 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?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - It is unclear whether the local road network has capacity to accommodate strategic levels of growth.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel. - The site is well related to nearby bus stops which are located within 400m, although access requires crossing the A50 slip route which is not traffic light controlled.	
	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 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. - 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 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.	

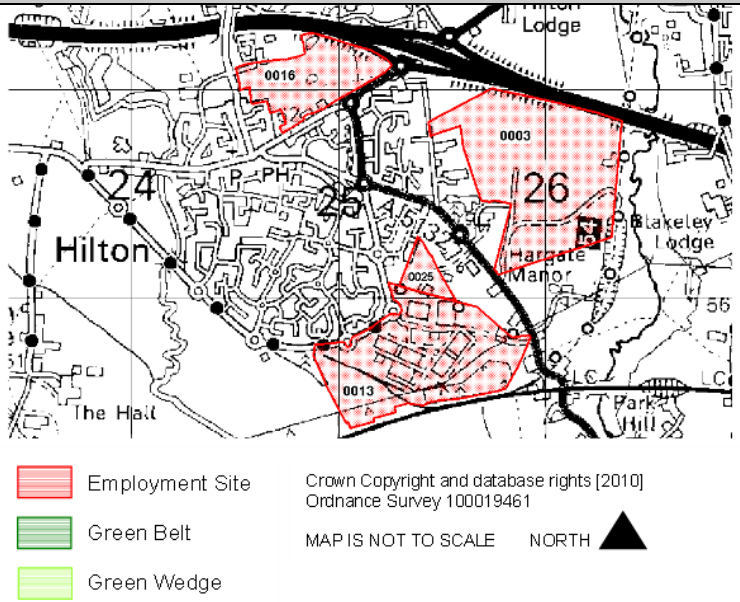
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light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

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 in 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.	- 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?		- 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.	- 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 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. - 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.	- 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 for a mixed used development including employment could - Both provides space for new GP surgery if required - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- 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. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- Mixed use development (including around 10ha of employment on site) could help contribute towards the provision of new schools facilities on site. - Potential for development to contribute towards education provision.	- None Identified.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would lead to the net loss of around 12ha of employment land, although existing sites only generate around 150 jobs. - It is likely that despite a loss of land, post development the site would generate 500-550 jobs. - The site could therefore have an uncertain, but potentially positive effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New employment development could help improve access to employment opportunities and improve employment choice in the northern villages, including Hilton, Etwall and Hatton.	- 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 the existing village, and will be located within 800m of Hilton village centre, the nearest bus stops are located within 400m on Avon Way.	- 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?		Mixed use development would: - 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. - It is unclear whether development will support improvements to 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?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - Local Road Network (ie. Derby Road/ A5132 Egginton Road roundabout junction) is unlikely to operate within its capacity by 2022 without mitigation. - 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.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision. - 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). - The site is well related to residential development within the village.	
	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 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. - 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 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 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 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?		- 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. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. - The proximity of the site to existing residential development could increase light pollution complaints.	
	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. - The proximity of the site to existing residential areas could increase noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site is previously developed and would require remediation prior to proposed mixed use development. - 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.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- 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. - 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. - Sequential test passed.	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- The site is relatively well located in respect of day to day retail needs with a supermarket, health centre and school within 600m and hourly or better bus service within 400m. - Development would be well related to existing residential development within the village.	- Include an appropriate transport policy within the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development will not affect the setting of any listed buildings in Hilton. - There is highly unlikely to be below ground archaeology, given historic site use and development - No HERS on site.	- 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?		- Development will have an uncertain effect.	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- Yes, the site would allow intensification of existing use and would enable site remediation.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- 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).	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements such as existing development to the north, the disused railway and woodland to the south and woodland to the north west. - Retention of a significant woodland buffer to the south would contribute towards integrating new development into the landscape. - The site would contribute towards green infrastructure provision including new open space provision.	

Version 1b

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.

Employment Site

Green Belt

Green Wedge

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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally 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.	- 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?		- 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?		- 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)?		- 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?		- 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 or 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.	

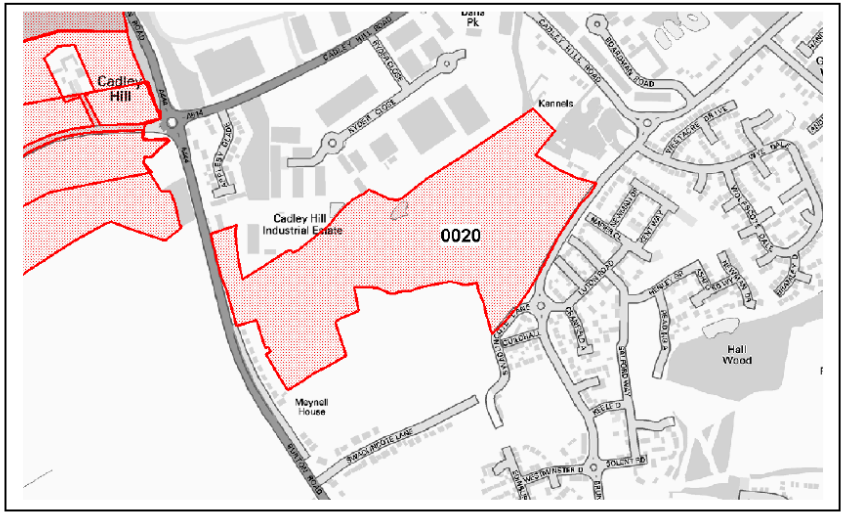
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development is unlikely to contribute towards water quality improvements within this area. - Nitrate Vulnerable Zone = No - Ground water protection zone = No	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light pollution?		- Development of this nature is likely to lead to increased illumination locally, during site development and occupation and could increase light nuisance complaints from nearby properties unless, the site is appropriately designed.	
	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 and development would not lead to any discernible impact.	
	Will it reduce noise pollution?		- 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.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site has historically been in use as a military base and airfield. However, the site has largely recovered and is in agricultural use. - Agricultural land classification maps indicate that the site is grade 3b and not best and most versatile agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- There is no historic evidence of flooding on the site and no identified areas of flood risk. - Sequential test passed	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be expected to conform to emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- 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.	- Include an appropriate transport policy within the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- 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?		- The site includes records on the historic monument record. 20101 WWII airfield and 20109 and crop marks. - There are no listed buildings immediately around the site.	- 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?		- There may be potential to improve access and interpretation of below ground archaeology, recorded on the site.	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		- No, the site is a regenerated former airfield and is in agricultural use.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site falls outside area of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by surrounding roads to the north and areas of built development to the south and south east. - The scale of the site would allow for significant screening to reduce intervisibility of the site. - 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.	

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.



Employment Site
Green Belt
Green Wedge

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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?		- 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.	- 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. - National Forest planting required.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- 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?		- 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)?		- There is potential for biodiversiity gain on site including National Forest planting.	
	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.	- 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.	

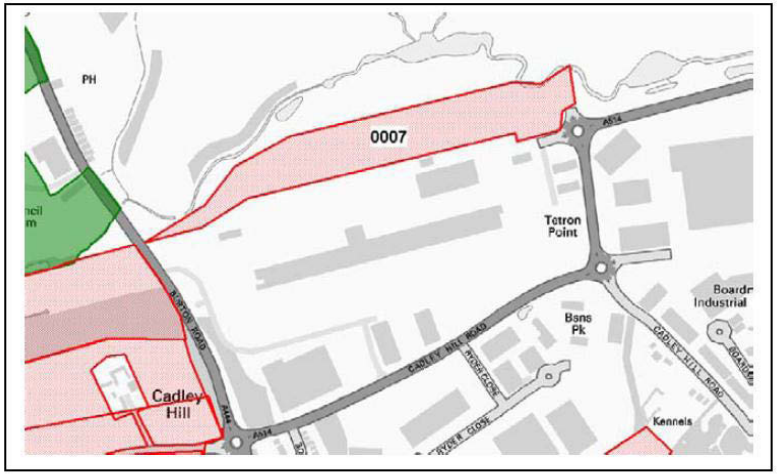
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		- Development is unlikely to have any effect in respect of this objective. - Nitrate Vulnerable Zone = Yes (groundwater and surface water) - Ground water protection zone = No	- Ensure appropriate amenity policies are included 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. - Given the nature of surrounding land uses, commercial development could lead to an increase in light pollution complaints.	
	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. - The proximity of the site to local homes could increase noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site is greenfield and is in agricultural use. The site is Grade 3b land and is not best and most versatile.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- The site is not at fluvial flood risk. - Sequential Test Passed.	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- Bus stops are within 400m of the western edge of the site. - Castleton Park Local Centre is within 1.2km.	- Include an appropriate transport policy within the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- 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?		- HERS record 26848 (ridge and furrow) recorded within the site.	- 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 and in agricultural use.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity. - The site is largely contained within the wider Swadlincote urban area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements and surrounding roads. - The scale of the site could accommodate strategic landscaping around the site boundaries. - The site includes hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - The site would contribute towards National Forest Planting.	

Version 1c

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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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and 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.	- Ensure that ecological features within or close to the site are safeguarded through development. - Ensure that biodiversity gain is delivered on site through development. - National Forest planting required.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- 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?		- 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)?		- There is potential for biodiversiity gain on site including National Forest planting.	
	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.	- 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 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?		- Development is unlikely to have any effect in respect of this objective. - Nitrate Vulnerable Zone = Yes Groundwater and Surface Water)	- 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 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?		- This is a brownfield site and is not used for agriculture.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- 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. - Sequential Test likely to be passed subject to design and layout.	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- The site is located 1.6km from the nearest town centre and is within 400m from an hourly bus services. - The site is likely to increase resource and energy use. - There may be limited potential to rail connect the site and adjacent employment land.	- 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?		- No architectural features have been identified within this site, which are likely to be affected by new development. - The site is adjacent to alignment of SMR no. 26869 Swadlincote Rail (Branch).	- 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?		- Yes, the site is previously developed.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity. - The site is largely contained within the wider Swadlincote urban area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site is well contained by existing landscape elements and surrounding roads. - The site would contribute towards National Forest Planting and could provide links into the neighbouring golf course, which is currently under construction.	

Version 1c

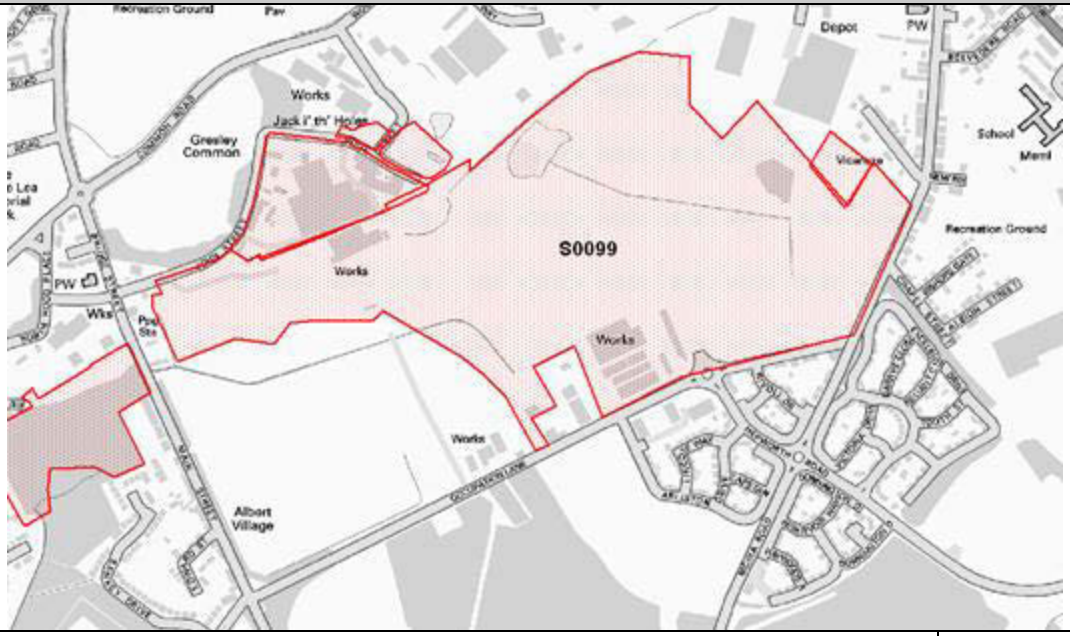
Site 13: S0099: Land at Occupation Lane

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.	- Ensure that ecological features within the site are safeguarded through development. - Ensure that biodiversity gain is delivered on site through development. - National Forest planting required.
	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.	- Ensure that any housing on site reflects local need.
	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 will deliver new, and connect to existing informal local space owing to its National Forest Location. - It is unclear whether development will contribute to local 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?		- Development is unlikely to contribute towards new health care provision.	
	Will it promote healthy lifestyles?		- 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). - Bus stops are located within 400m on the A514 and A511. - Could improve locally available leisure opportunities. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- 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.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- 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.	
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?		- 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 and Woodville areas compared to the remainder of the District. - 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.	- 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 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. - There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1km).	- 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 would contribute towards new open space provision and National Forest planting. - New employment development would increase local employment opportunities locally (most employment sites are located in excess of 2km from this site). - There may be potential to improve public transport and walking and cycling routes locally. - Development of the site would need to be supported by the provision of phase 2 of the Woodville – Swadlincote Regeneration Route.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- This 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.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure. - Requirement for delivery of Swadlincote Regeneration Route.
	Will it increase the proportion of journeys using modes other than cars?		- 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. - There may be opportunity to improve off road walking and cycling routes on site and improve connections to proposed PROW in The National Forest. - Employment development would increase employment choice locally.	
	Will it make the best use of other infrastructure?		- Milton WWTW, which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements. - There are no known requirements for additional water supply or electricity network improvements in this area. - Superfast Broadband is to be delivered commercially in this area by 2016.	

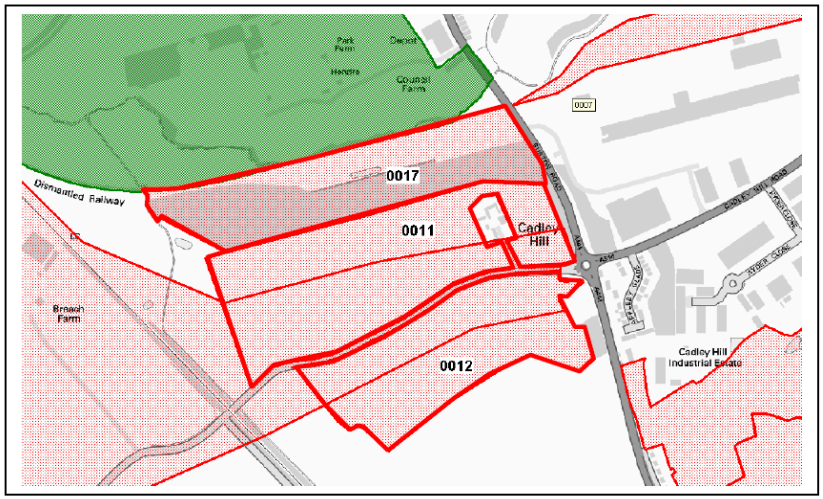
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local 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 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 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 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?		- Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (Ground water and surface water) - Ground Water Protection Zone = No	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this could be consistent with surrounding land uses. - There may be potential for light pollution complaints given the location of housing close to the site.	
	Will it improve air quality?		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - There may be potential for noise complaints given the nearby location of housing.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- This site is poorly restored, having been used historically for the extraction of minerals. - Around 11ha of the site is greenfield, although it is not in productive agricultural use.	- 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?		- This site is located outside of an area at fluvial flood risk. - Sequential Test passed subject to appropriate design and layout of the site.	- Inclusion of a flood risk policy to ensure development doesn't exacerbate flood risk.
	Will it reduce unmitigated release surface water runoff?		- 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. - There are existing surface water flooding issues on site. Development could provide opportunities to resolve existing issues.	
To 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 would be within 400m of existing bus stops and within 800m of Woodville Local Centre. - Employment land provision will be on site and would serve existing communities.	- 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?		- The redevelopment of this site would be expected to secure the reuse of the former TG Green Factory which is Grade II* listed and currently on the heritage at risk register. - It could also help improve the setting of other listed buildings including Bretby Art Pottery, Church of St Stephen and two bottle kilns. - Multiple HERS records within the site.	- 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. It could also open up this area and potentially improve public access to identified heritage features within the site.	- Ensure sites connect to existing public rights of way and cycle routes.
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 would contribute to reuse of a previously developed and poorly restored minerals site.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site is not located in an area of sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity. - Development in this urban fringe location would have an impact on the residential development surrounding the site, due to loss of views over an area of open landscape. - The site is almost entirely surrounded by built development, except for a small area to the north west and south west of the site, where significant tree planting would screen new development from the countryside beyond.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- There is an outgrown hedgerow/tree belt to the south of an existing haulage yard. - The central part of the site is largely devoid of existing landscape features.	

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.



Employment Site
Green Belt
Green Wedge

Crown Copyright and database rights [2010]
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 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 Wildlife sites and other ecological features within the site are safeguarded through development. - Ensure that biodiversity gain is delivered on site through development. - National Forest planting required.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- 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?		- 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)?		- 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?		- 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.	- 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 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?		- Development is unlikely to contribute towards water quality improvements within this area. - Nitrate Vulnerable Zone = Yes (surface and ground water) - Groundwater protection zone = no	- 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?		- The site is greenfield and in agricultural use. - 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.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- 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. - Sequential Test likely to be passed subject to site design and layout.	- 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?		- No architectural features have been identified within this area which are likely to be affected by new development. - There is limited potential for below ground archaeology in this location.	- 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.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity. - This site is located to the west of the A444 which forms the western extent of Swadlincote and lies beyond a minor ridgeline. Development past this defensible boundary would represent a significant intrusion into the countryside. - The area is located in a natural dip which could reduce visual impacts of development in this area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- 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. - The site lies within The National Forest and would contribute towards new tree planting and habitat creation.	

Version 1c

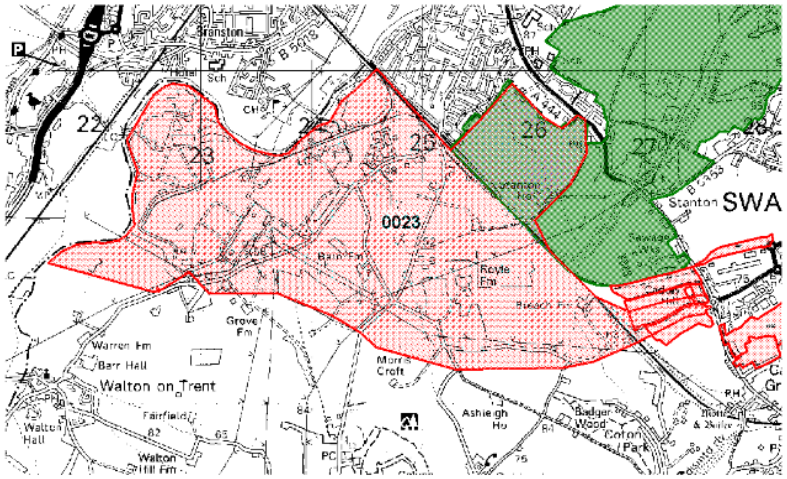
Site 15: S0023: Land at Drakelow and Stanton

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.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and 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.	- 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. - National Forest planting required.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- 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?		- 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)?		- There is potential for biodiversity gain on the site including National Forest planting.	
	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.	- 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.	

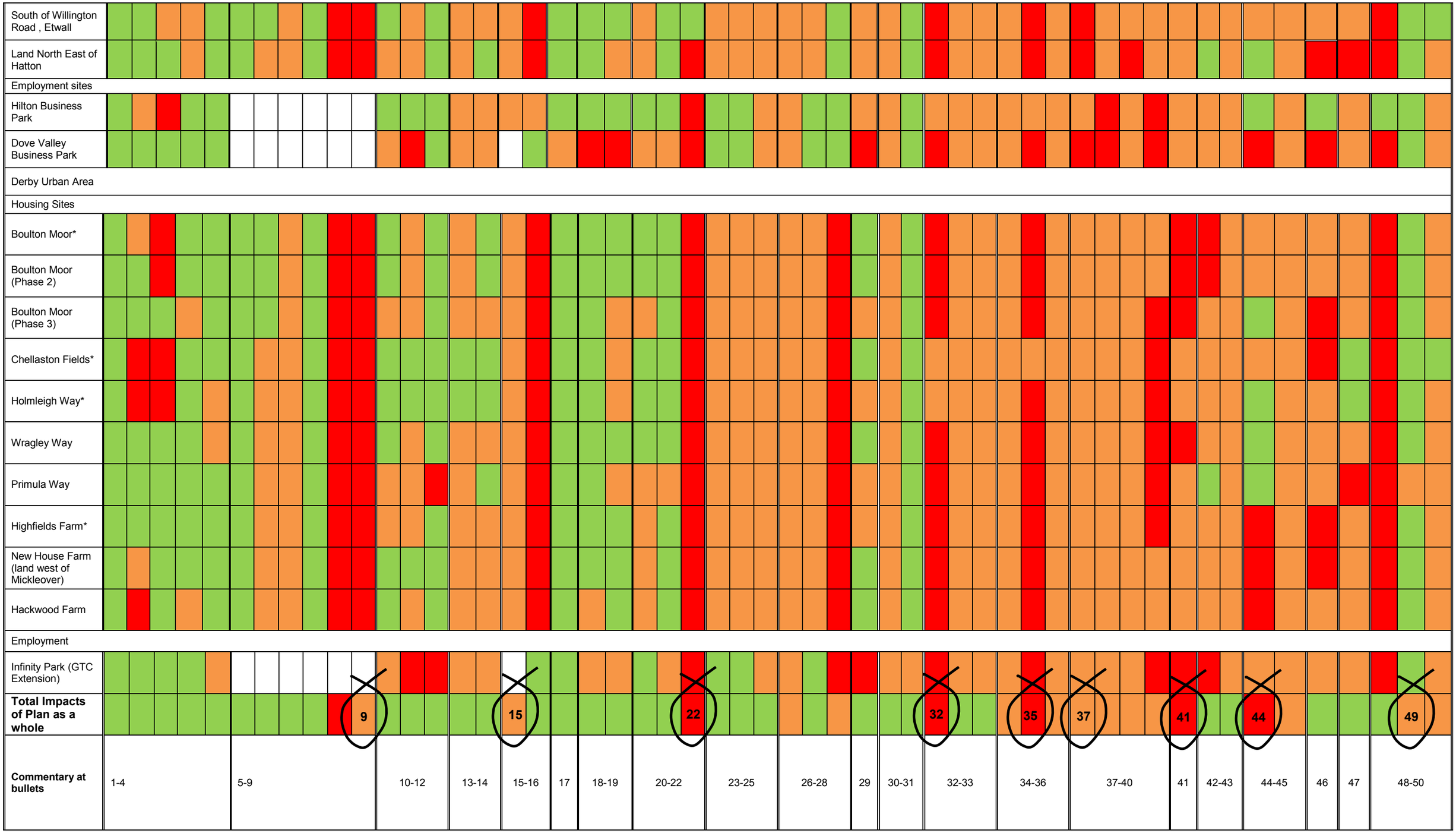
To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development will deliver new and connect to existing informal local space owing to its National Forest Location. - It is unclear whether development will contribute to local sports provision.	- Ensure 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?		- Development is unlikely to contribute towards new health care 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?		- 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 impacts 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?		- 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 Swadlincote compared to the remainder of the District. - 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.	- 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?		- It is likely that significant new highways infrastructure would be needed to serve development in this location, potentially connecting the A38 to the A514. - 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. - 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. - 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 would contribute towards new open space provision and National Forest planting. - New employment development would also increase local employment opportunities locally. - A development of this scale would need to be supported by improvements to public transport and walking and cycling routes 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?		- Development in this area on the scale proposed could have a very significant impact on the local road network. - The development is related close to local employment, although its dislocation from other services could encourage car use. - The site could contribute towards enhanced walking and cycling provision and public transport 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?		- Unclear would depend on the measures included to support development on the scale proposed.	
	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 by 2015 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 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?		- Development is unlikely to contribute towards water quality improvements within this area. - Nitrate Vulnerable Zone = Yes (surface water only - Ground Water Protection Zone = Partially in outer zone (small area adjacent to Drakelow Park Site)	- 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. - Given the scale of the development and the location of nearby residential properties development could increase light pollution complaints.	
	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. - Given the scale of the development and the location of nearby residential properties development could increase noise complaints locally.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		- The site is a mix of brownfield and greenfield land with most being agricultural land. - Around 80% of the greenfield land element is Grade 2 land, which makes it best and most versatile.	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		- There are notable areas within the identified site, at medium to high risk of flooding along the Darklands Brook. - There is a high risk of pluvial flooding in a number of areas within the development area. - Given the scale of the site in relation to areas at flood risk, it is likely that development in flood zones could be avoided. - Sequential test could be passed depending on site location, and layout.	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- The site is located within 1.8km of Castleton Park Local centre and 2.6km from Swadlincote Town Centre. - The site is likely to increase resource and energy use. - There may be potential for the site to be rail served.	- 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?		- 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. - Large scale development could have a detrimental impact on the Walton on Trent Conservation Area. - 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. - Multiple HERS records within the site.	- 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 is in the National Forest, which is an increasingly important cultural and leisure resource within the District. - 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.	- 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?		- Previously developed land at Drakelow which has planning consent for housing is likely used for mixed use development, which is already consented. - The remainder of the site is greenfield and mainly in agricultural use.	- Development is designed to take account of local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- The site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity. - The land is not contained by urban form and development would represent a prominent intrusion into the open countryside. - 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.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		- The site lies within the National Forest and would contribute towards new tree planting and habitat creation. - 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.	

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

| Sustainability Topic | Biodiversity, Flora and Fauna | | | | | Population and Human Health | | | | |



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 changes 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*	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. *Updated flood maps will be published for this area in August

					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	Proposed Allocation	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

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South Derbyshire District Council

Community & Planning Services

INVESTOR IN PEOPLE

Local Development Framework

SA

Sustainability Appraisal Addendum

Local Plan, Part 1

Non-Technical Summary

August 2015

South Derbyshire Changing for the better

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1 The South Derbyshire Part 1 Local Plan

1.2 The Council has been preparing the Part 1 Local Plan, which when adopted, will establish a long-term strategy (to 2028) to manage development, provide services, deliver infrastructure and create sustainable communities. It comprises the spatial vision and objectives and a spatial strategy (setting out how much growth is required and where strategic growth will be located).

1.3 The Part 1 Local Plan was submitted to the Secretary of State on the 8 August 2014. The independent examination on the plan commenced on Tuesday the 25th August and closed on Friday the 5th December 2014 sitting for six days over this period. This included a joint session for housing with Amber Valley Borough Council and Derby City Council. The purpose of the Examination is to consider whether all the legal and policy requirements of preparing a Local Plan have been observed.

1.4 Following the close of the examination the Inspectors for South Derbyshire and Amber Valley requested further information regarding how Derby City's unmet need has been apportioned between Amber Valley and South Derbyshire.

2 What is Sustainability Appraisal?

2.1 The South Derbyshire Part 1 Local Plan is being developed alongside a process of sustainability appraisal (SA), a legally required process that ensures that the likely significant effects of an emerging draft plan (and reasonable alternatives) are systematically considered and communicated. It is a requirement that the SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') 2004. In addition nation planning guidance requires that 'the sustainability appraisal should outline the reasons the alternatives were selected, the reasons the rejected options were not taken forward and the reasons for selecting the preferred approach in light of the alternatives. It should provide conclusions on the overall sustainability of the different alternatives, including those selected as the preferred approach in the Local Plan."[1]

The Scope of the Appraisal

2.2 The joint Authorities consulted the consultation bodies on the scope and methodology of this appraisal for the statutory five weeks from the 6th July 2015.

2.3 In order to ensure consistency the Authorities have undertaken this joint appraisal based on the scope of the previously submitted SA work and existing evidence. The findings of each separate appraisal undertaken for each area using the respective frameworks have been brought together to provide an overall assessment in each report of the options for meeting Derby's unmet need across the HMA.

3 The Sustainability Appraisal Report Addendum

3.1 The District Council is producing this addendum to its Sustainability Appraisal published alongside the Local Plan Part 1 submitted in August 2014 in response to the Inspectors' concerns in respect of the City's unmet need and its apportionment. This document is a **non-technical summary** of the addendum report, it should be read alongside the main

[1] Paragraph: 018 Reference ID: 11-018-20140306, National Planning Policy Guidance. Revision date 06 03 2014

report as well as the Local Plan and Sustainability Appraisal submitted in August 2014. However, on its own provides a brief explanation of the options identified for meeting the City's unmet housing need and the potential effects of implementing those options.

4 Approach to Sustainability Appraisal

4.1 This Sustainability Appraisal has been undertaken by the three Authorities that Sit within the Derby Housing Market Area. These are Amber Valley Borough Council, Derby City Council and South Derbyshire District. The appraisal has been undertaken in 3 stages as follows:

- **Stage 1: Assessing Derby City's housing capacity.** This stage of work was led by the City Council, with input from Amber Valley and South Derbyshire. This work considered the capacity of Derby City to accommodate its own assessed housing need and the extent of unmet need
- **Stage 2: Distributing unmet need.** This stage of work was led by Amber Valley and South Derbyshire and identified options for apportioning and distributing Derby's unmet needs outside of the City
- **Stage 3: Sustainability appraisal.** Amber Valley and South Derbyshire have appraised the implications of each option in 'their area' using their respective SA Frameworks The findings of each separate appraisal are then brought together to present an overall joint assessment of the options

4.2 Amber Valley is carrying out a separate consultation on the findings of this joint appraisal work. Further information is available on Amber Valley Borough Council's at: www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/community-planning-latest-news.aspx.

4.3 Derby City started their Regulation 19 consultation on the 26th August 2015 which includes their SA/SEA work and consideration of this joint work also. Further information on this this can be found on the Council's website at: www.derby.gov.uk/part-1-consult.

5 Unmet Need and Options for Distributing It

5.1 The City Council has reviewed capacity within the City, taking account of a range of environmental and social constraints including greenbelt and green wedges, open space, wildlife sites, areas of flood risk, the world heritage site and its buffer, as well as land set aside for other uses such as schools or employment uses. It has also considered a number of options for increasing its housing target including through allocating additional sites, assuming greater delivery from strategic sites, assuming greater supply from non-strategic housing sites, assuming greater windfalls (sites not known about) and assuming fewer losses.

5.2 Following the review it has been reaffirmed by the City and agreed by Amber Valley Borough Council and South Derbyshire District Council that the capacity for Derby City is 'capped' at 11,000 dwellings for the plan period. The overall housing need for the City is 16,388 dwellings which leaves an unmet need of 5,388 dwellings to be found in the wider housing market area (i.e. to be shared between Amber Valley Borough Council and South Derbyshire District Council.

5.3 The Derby Housing Market Area Authorities have jointly identified a range of options for apportioning this unmet need between the two Authorities. In summary the options considered are:

Option 1 – Maximise Growth in South Derbyshire

5.4 *Target all growth to meet the City's unmet needs to the edge of the City in South Derbyshire* This option would require South Derbyshire to increase the District's housing requirement to around 14,400 dwellings

Option 2 – Maximise Growth in Amber Valley

5.5 *Target all growth to meet the City's unmet needs to Amber Valley* This option would see Amber Valley's target increase around 12,700 dwellings.

Option 3 – Split based on the proportion of growth

5.6 This option would see a slighter higher apportionment of unmet need towards South Derbyshire. Growth of 17,000 dwellings is needed in Amber Valley and South Derbyshire. South Derbyshire will accommodate 56% (9,605) of this total and Amber Valley will be required to accommodate 44% (7,395). Splitting unmet need according to this apportionment would increase South Derbyshire's housing target to around 12,600 dwellings and Amber Valley's target to around 9,800 dwellings.

Option 4 – Split based on Commuting Flows

5.7 This option is based on commuting flows out of the two Authorities. Recent data indicates that 5,450 people from Amber Valley and 12,750 people from South Derbyshire commuted out of Borough/District to work in Derby City. Applying a split of 70% to South Derbyshire (reflecting the proportion of commuters from both areas) indicates a housing target of just under 14,400 homes in South Derbyshire and just over 9,000 in Amber Valley

Options to be ruled out early on without detailed appraisals

5.8 In addition to the options considered through the appraisal the Authorities have determined not to undertake detailed appraisals on a number of options which it considers to be 'unreasonable':

- **Business as Usual.** Reduced levels of delivery in the two Authorities which is insufficient to meet assessed need before even considering Derby's unmet need. It would also not conform with NPPF requirements to significantly boost the supply of housing delivery.
- **Meet OAN outside of the HMA**. There are likely to be sufficient sites to fully meet the HMA's need across the three Authorities if not where the need arises. Therefore there is no justification for considering any growth outside of the HMA area.

6 What Did Our Appraisal Tell Us?

6.1 **Option 1: Maximising Growth in South Derbyshire** would offer opportunity to deliver growth close to the Derby Urban Area (DUA) close to where housing need arises and in locations well served by existing and proposed infrastructure, services and employment and could increase housing choice for residents in South Derbyshire.

6.2 Concentrated growth in the DUA could have a potential significant effect on the City's local infrastructure. Whilst to some extent it is possible to address any adverse effects associated with growth there is a limit to what can be sustainably accommodated before mitigation is no longer sufficient or deliverable. Unconstrained growth around the DUA would in the view of the Authorities, be likely to lead to a situation where the effects outweigh the benefits. Moreover, maximising growth in South Derbyshire would create a housing requirement which is unlikely to be deliverable and could undermine the delivery of a sustainable pattern

of housing growth at the HMA level. Focussing growth on South Derbyshire could also have a range of adverse socio economic effects on Amber Valley such as limiting housing choice and affordability. It has been concluded by the Derby Housing Market Area Authorities that this option is therefore not the preferred approach to meeting the City's unmet need.

6.3 **Option 2: Maximising Growth in Amber Valley** could provide opportunity to boost housing delivery in Amber Valley which may have beneficial effects in respect of delivering new infrastructure, regenerating areas of the Borough, increasing housing choice and potentially supporting inward investment. However there are significant constraints to development in much of the Borough including heritage, landscape, green belt and flood risk. High levels of housing development could lead to unacceptable environmental effects.

6.4 A reduction in housing provision around the DUA in South Derbyshire could reduce access to labour for existing and future employers and would reduce local housing choice compared to higher growth options. It could also dislocate growth away from the City into AVBC creating potentially unsustainable travel patterns and could have implications for accessibility. In addition a reduction in housing growth in the DUA in South Derbyshire could affect the delivery of a number of cross boundary sites within South Derbyshire and Derby City. The loss of the South Derbyshire element of these sites could affect the wider sustainability of the Derby City sites. It has been concluded by the Derby Housing Market Area Authorities that this option is therefore not the preferred approach to meeting the City's unmet need.

6.5 **Option 3 – Split based on the proportion of growth.** Splitting growth with a slightly higher requirement for South Derbyshire would reflect the less constrained nature of sites in the DUA in South Derbyshire, compared to sites in Amber Valley. It would facilitate significant growth in the DUA which would meet housing need arising in both Derby and South Derbyshire which are well related to and accessible to communities living in the City and the northern part of the District but makes some provision for AVBC which could help support its growth and regeneration priorities, but at a level that can be accommodated without significant negative effects on cultural heritage and the natural environment constraints.

6.6 At this level of growth both Authorities consider that the housing target (comprising of OAHN and the suggested unmet need apportionment) is deliverable over the Plan period. However, even at this level it is a challenge for both councils to demonstrate a 5 year supply required by national planning guidance but this option gives the greatest prospect of each council demonstrating a robust supply. The Authorities also consider that some dispersal of development away from the urban fringe on the southern edge of the City could provide greater housing choice, and whilst it is self-evident that need is best met where it arises, the concentration of new developments to a narrow collar of land around the south and west of Derby could restrict housing choice at the HMA level. Accepting that this strategy for apportionment may not be 'as sustainable' in some respects as the delivery of the sites in urban areas well served by existing infrastructure given the nature of the site options, the Authorities consider that this option provides the best fit and importantly is deliverable**. It has been concluded by the Derby Housing Market Area Authorities that this option is the preferred approach to distributing the City's unmet need.**

6.7 **Option 4 – Split based on Commuting Flows.** This option would set growth at around 13,400 homes over the Plan period and would deliver significant growth adjacent to the DUA close to where housing need arises and in locations well served by existing and proposed infrastructure, public transport services and employment land. However there are a number of significant constraints around the City that will limit the opportunities to accommodate growth.

6.8 A concentration of growth into SDDC would have a potentially significant effect on local infrastructure. The probable effect on the City's transport network and the increasing pressure being generated on Derby's schools and health infrastructure are other important factors that constrain what it is possible to deliver sustainable housing development within the DUA. To an extent, the effects identified through our assessment are being addressed through the provision of new infrastructure. However, there is a limit to what is possible to deliver before the mitigation proposed is no longer sufficient or deliverable. Focusing large scale growth around the City would not be appropriate and would be likely to lead to a situation where the effects outweigh the benefits.

6.9 At this level, taking account of shortfall in provision since 2011 and having regard to the need to provide an appropriate buffer as set out national planning guidance South Derbyshire District Council would need to be able to deliver a minimum 1,327 homes per annum for the next five years to have a five year supply. This level of growth has not been achieved at any point since monitoring has been undertaken. Whilst the requirement in the NPPF is to boost significantly the housing supply delivery of this many homes is not considered feasible or realistic particularly when sites in South Derbyshire will be located close to large scale developments in the City.

6.10 Apportioning lower levels of growth to Amber Valley could reduce housing delivery in other parts of the Borough which in turn could limit housing choice and potentially affordability in areas which received lower levels of growth, such as Alfreton or Ripley. It is considered by the Council that development in the four main urban areas is needed to maintain their roles as key centres for the community and to deliver the economic and other objectives of the Core Strategy and therefore reducing the contribution that AVBC would provide to meet Derby's unmet need, compared to Option 3 would disadvantage the Borough. It has been concluded by the Derby Housing Market Area Authorities that this option is therefore not the preferred approach to meeting the City's unmet need.

7 Mitigation

7.1 A number of draft policies are set out in the submitted Local Plan to control the likely effects of additional development. These policies cover issues such as Built Design, Biodiversity, Cultural Heritage, Landscape and Townscape, Amenity, Flood Risk, Sustainable Drainage, Green Infrastructure, Sustainable Transport and infrastructure Delivery. Together these policies will help to mitigate the likely effects of new development to meet the city's unmet needs. A copy of the submitted Part 1 Local Plan is available to view on the Council's website at: http://www.south-derbys.gov.uk/Images/List%20of%20submission%20documents_tcm21-249887.pdf [C1]

7.2 No additional mitigation has been identified.

8 Next Steps

8.1 **The Sustainability Appraisal Addendum is out for consultation between Friday 28th August 2015 to Monday 12th October 2015** and is available to view, during normal opening hours at the Councils Offices: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH or via the District Council's website at www.south-derbys.gov.uk/saupdate

8.2 Comments arising through this consultation will be made available on the Local Plan section of the Council's website as soon practicable after the close of the consultation.

8.3 All comments on this Addendum should be made, in writing, and addressed to:

Nicola Sworowski
Planning Policy Manager
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0AH

Or submitted via email to planning.policy@south-derbys.gov.uk

8.4 **Please ensure comments are received by 5:00pm Monday 12th October 2015**

8.5 Subsequent to the current consultation the Council will provide the responses received during this consultation to the Inspectors (Ms Kingaby and Mr Foster). The Information included in this addendum report and any consultation responses will then be considered through the Examination process.

9 Monitoring

9.1 At the time of Adoption a 'monitoring framework' will be published that sets out *'the measures decided concerning monitoring'*. At the current stage there is a need to present *'a description of the measures envisaged concerning monitoring'* only. This is included in the Environmental Report submitted in August 2014. This is available to view www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_plan_examination

South Derbyshire District Council
Community and Planning Services

Local Development Framework

Sustainability Appraisal Addendum
Local Plan Part 1

Non-Technical Summary
August 2015

Published by:
South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH
August 2015

South Derbyshire
District Council

Community & Planning Services

INVESTOR IN PEOPLE

Local Development Framework

SA

Sustainability Appraisal

Local Plan, Part 1

Addendum Report

August 2015

South Derbyshire Changing for the better

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1 SECTION 1 BACKGROUND

1.1 Introduction

1.1.1 South Derbyshire District Council is currently preparing Part 1 of its Local Plan. This Plan will establish a long-term strategy (to 2028) to manage development, provide services, deliver infrastructure and create sustainable communities. It comprises a spatial vision and objectives, a spatial strategy (setting out how much growth is required and where strategic growth will be located), core policies to inform the detailed design of new development and information on the policies in the adopted local plan this document will supersede. Its effectiveness will be monitored through the Council's Monitoring Report. Further non-strategic housing sites and development management policies will be included in a subsequent Part 2 Local Plan.

1.1.2 The Part 1 Local Plan [C1][1] was submitted to the Secretary of State on the 8 August 2014. The independent examination on the plan commenced on Tuesday the 25th August and closed on Friday the 5th December 2014 sitting for six days over this period. This included a joint session for housing with Amber Valley Borough Council and Derby City Council. The purpose of the Examination is to determine whether all the legal and policy requirements of preparing a Local Plan have been observed.

1.1.3 Following the close of the examination the inspectors for South Derbyshire and Amber Valley requested further information regarding how Derby City's unmet need has been apportioned between Amber Valley and South Derbyshire. This request was received via a letter from the inspectors dated December 10th 2014 [SDEX44][2] that stated:

> *"Our outstanding concern relates to the matter of apportioning the HMA's requirement between the three Local Authorities. The Authorities have agreed that Derby City's contribution is capacity-capped. The reasoning behind this is apparent, but the apportionment between Amber Valley and South Derbyshire of the remaining housing is more difficult to understand. Whilst all Authorities have indicated their support for the planned distribution, the justification for the agreed numbers is not clear. No evidence has been provided to show whether any alternative distributions were considered formally, or that sustainability appraisal to justify the selected apportionment between the Authorities was undertaken. Ideally, this work would have been carried out at an early stage in plan-making to give a credible and robust starting-point for each Authority's housing numbers. However, in view of the assurance offered by the Authorities that they are prepared to co-operate in meeting the full OAN, we now advise the Councils to re-examine their planned apportionments of OAN and carry out a fresh joint sustainability appraisal of this matter".*

1.2 Background of the Derby Housing Market Area Housing Numbers and Distribution

1.2.1 The Regional Spatial Strategy (RSS) for the East Midlands (2009) considered the fact that Derby City was unlikely to be able to meet all of its growth within its own boundaries. Both Amber Valley Borough Council and South Derbyshire District Council had a split target that covered the Principal Urban Area (around the edge of Derby) and then the rest of the respective District/Borough. Out of the RSS requirement for the Derby HMA of 36,600 (2006 – 2026), there was to be 7,000 dwellings on the edge of the City – 6,400 in SDDC and 600 in AVBC together with 14,400 homes to be delivered within the City itself.

[1] http://www.south-derbys.gov.uk/Images/List%20of%20submission%20documents_tcm21-249887.pdf
[2] http://www.south-derbys.gov.uk/Images/List%20of%20Examination%20documents_tcm21-252168.pdf

1.2.2 The Housing Market Area (HMA) Authorities undertook an Issues and Alternative Options[3] consultation in 2010 that set out the main alternatives for delivering the required growth as specified in the RSS. Following this, and the subsequent abolition of the RSS, the HMA took a step back from the position they had reached to consider the alternative strategic housing options through the Options for Housing Growth consultation (July 2011)[4]. This consultation was a joint Derby Housing Market Area consultation that considered a range of alternative housing growth options; balanced migration, current building trends, regional plan and government projections. The consultation also started to consider broad locations (including broad proportions) that could bring forward the housing growth.

1.2.3 Following this the Housing Requirements Study (2012)[5] fully considered the housing need across the HMA and concluded that the overall total requirement should be 33,700 dwellings (2008 – 2028) which was based on the 2010 ONS Sub-National Population Projections. The Plan at this point was being considered over the 20 year period 2008 – 2028. This figure was used to consult upon the Preferred Growth Strategy which considered individual sites and whether they were preferred for development or not. Following on from the Options for Housing Growth consultation the distribution of the sites was proposed to support regeneration and prosperity in each city, town and appropriate village locations with the emphasis being on urban concentration – around Derby but also around the four towns in Amber Valley and the main town in South Derbyshire (Swadlincote).

1.2.4 Following the production of the 2011 Census and the 2011-based 'Interim' Sub-National Population Projections (SNPP) and Household Projections further work on housing need was undertaken that concluded that the overall Derby HMA housing need had increased to 35,354 dwellings over the period 2008 -2028. In order to address this 1,654 dwelling increase, the distribution of the sites was reconsidered and published as part of the Draft Local Plans for Amber Valley Borough Council (AVBC) and South Derbyshire District Council (SDDC). At this point Derby City Council looked again at its capacity cap and was able to accommodate some of this growth.

1.2.5 The Draft Local Plans of AVBC and SDDC therefore considered higher housing numbers to accommodate the remaining additional need. For South Derbyshire District Council this led to proposed allocations in suitable village locations and for Amber Valley Borough Council it led to more sites within their four main towns being identified as proposed allocations.

1.2.6 Sensitivity testing was requested by the AVBC Inspector which resulted in a further change to the housing number and also led to Amber Valley and Derby City rebasing their Plans to 2011. South Derbyshire's Inspector has indicated that this approach is acceptable [SDEX44][6] and this Authority will consult on rebasing housing numbers as a modification to the Plan. The sensitivity testing considered four positions and the AVBC Inspector established that the testing for tracking the midpoint between the 2008- and 2011-based headship rates from the mid-2011 baseline was the most robust.

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[3] http://www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_plan/local_plan_part1/issues_alternative_options/default.asp

[4] http://www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_plan/local_plan_part1/derby_hma_options_for_housing_growth/default.asp

[5] http://www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_plan/evidence_base/hma_joint_evidence_base/default.asp

[6] http://www.south-derbys.gov.uk/Images/List%20of%20Examination%20documents_tcm21-252168.pdf

1.2.7 Throughout this process the decisions made have been accountable through the Derby Housing Market Area Joint Advisory Board and each individual Authority's Committee/Cabinet. The sites selected have been considered through the HMA strategic objectives of brownfield regeneration and to support the City alongside the main towns of Alfreton, Belper, Heanor, Ripley and Swadlincote.

1.2.8 Amber Valley Borough Council's plan was examined in March/April 2014 and was suspended for amongst other things a lack of five year supply and to allow time for the sensitivity testing conclusions to be considered across the Derby HMA in order to address the increased housing OAHN. In July 2014 AVBC consulted upon and included 14 additional sites on the edge of the City and other locations to meet this requirement. This increased AVBC's target to 10,301.

1.2.9 Following this consultation Amber Valley Borough Council made the decision in October 2014 to include nine of those sites in its submission to a reconvened hearing. It was decided to not go ahead with some sites because they were deemed unsuitable or had constraints that would put their delivery in doubt. In October 2014 AVBC also agreed to amend its submission to reflect updated traffic modelling data and take out strategic housing sites around Ripley and Codnor. This left AVBC with a target of 9,651 dwellings.

1.2.10 SDDC's Plan was examined in November/December 2014 and like AVBC has been suspended to allow the Authority to address 5 year supply, viability and infrastructure issues raised by the Inspector.

1.2.11 In March 2015, SDDC received Full Council approval for an increase in their housing target by up to 277 dwellings. In July 2015 AVBC received Full Council approval for an increase in their housing target by up to 198 dwellings. It also approved the removal of the strategic sites of Kedleston Road, Quardon (400 dwellings), Amber Heights, Ripley (60 dwellings) and Bullsmoor, Belper and the addition of the Hall Road, Langley Mill (80 dwellings) site. The approval of these two reports allow for the 33,388 dwellings to be met across the Housing Market Area subject to the outcome of this piece of work.

1.3 South Derbyshire Spatial Strategy

1.3.1 The South Derbyshire Local Plan seeks to disperse strategic growth between the edge of Derby City (to meet both the City's unmet need and South Derbyshire's own need), the edge of Burton upon Trent, Swadlincote and some villages.

1.3.2 Spatial strategy options were outlined during the Derby Housing Market Area Options for Housing Growth consultation held in 2011 and the Draft Local Plan Consultation held in 2013 and has been subject to Sustainability Appraisal in the Environmental Report submitted alongside the Local Plan. This appraisal includes an appraisal of a range of distributional options and considers the likely environmental effects of each. The preferred option chosen by the Council is to concentrate most growth within the HMA within or adjacent to Derby City. This option will:

- help meet the needs of the City of Derby and will provide choice for South Derbyshire residents to live within easy reach of the City. This will assist in the delivery of services and facilities in the City and will ensure that a substantial number of new households are within easy reach of a range of employment opportunities.

- allow a significant amount of growth to support growth and regeneration in and around Swadlincote
- allocate notable levels of development in those key villages (according to the Settlement Hierarchy) where there would be distinct community benefits in doing so and other locations which would secure the sustainable reuse of previously developed land, such as Drakelow Park (adjacent to Burton on Trent)
- allow for growth in other villages and rural settlements throughout South Derbyshire on a scale appropriate to their size, role and characteristics on the basis of a settlement hierarchy allowing for regeneration where necessary.

Committed Growth

1.3.3 In respect of the proposed Housing Allocations in South Derbyshire's Local Plan, many are now committed and benefit from planning consent and would be likely to contribute towards the District's housing need even in the absence of a Local Plan. Sites which are not yet committed are principally located around the edge of Derby City (Boulton Moor Phases 2 and 3, Primula Way (part of), Wragley Way and Hackwood Farm. Away from the DUA the remaining housing allocations which are not committed are Broomy Farm in Woodville and Land north of Hatton. Put simply, around two thirds of housing to be delivered to 2028 is already committed.

Significant Potential Constraints:

1.3.4 Sites in South Derbyshire are likely to be affected by a range of development constraints. The following is not a comprehensive listing of all constraints but a consideration of the most significant development constraints affecting Growth in South Derbyshire:

- **Nottingham Derby Green Belt** which is located to the immediate south and east of Boulton Moor. Development in the Green Belt which undermines the function and purpose of that Green Belt may not be compliant with National Policy.

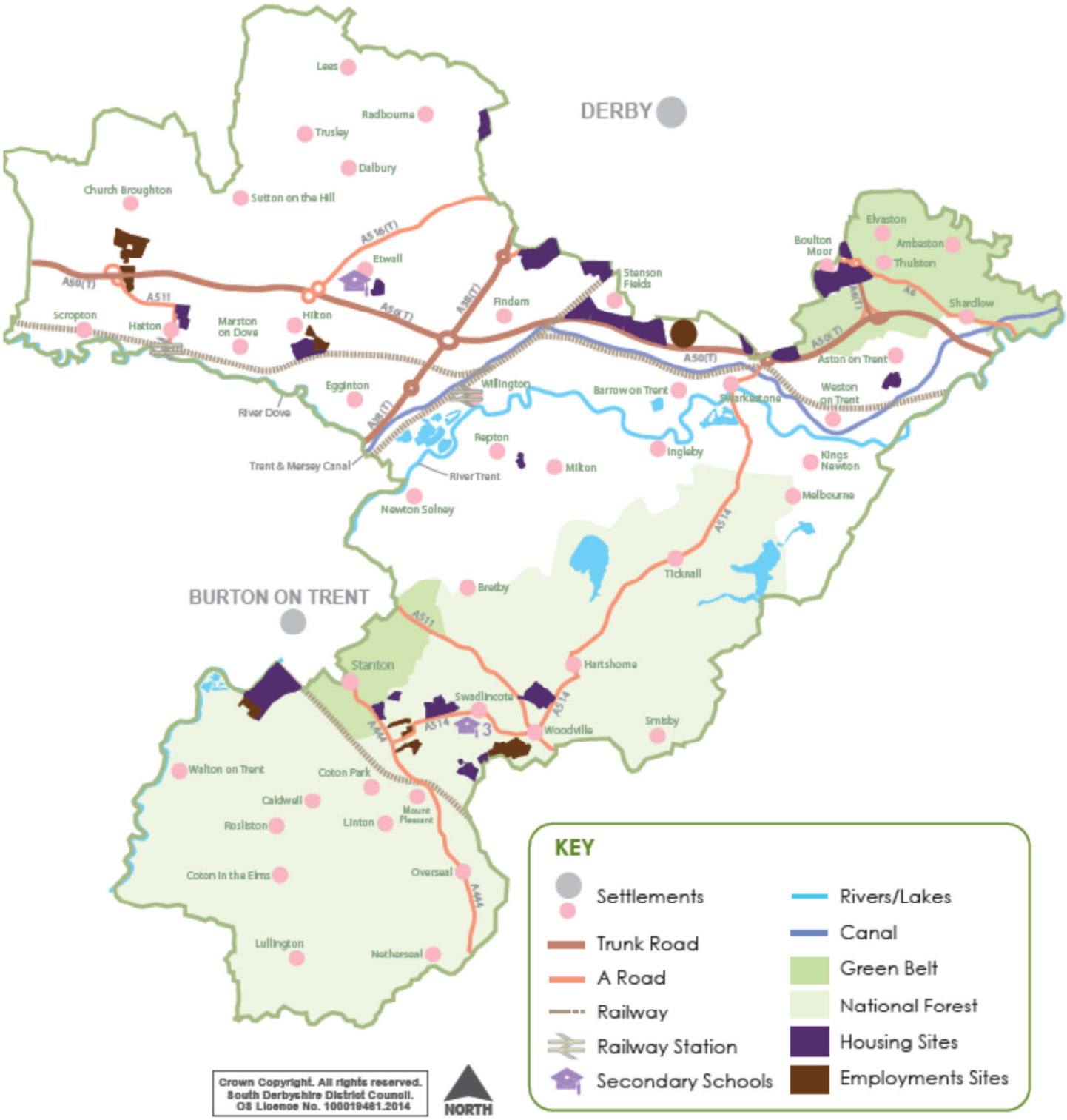
- **Burton on Trent Swadlincote Green Belt**: a narrow collar of green belt which only extends 700ha but separates Burton on Trent from Swadlincote. Development in the Green Belt which undermines the function and purpose of that Green Belt may not be compliant with National Policy

- **River Mease Special Area of Conservation and Sites of Special Scentific Interest.** There is limited capacity to accommodate growth in locations which are served by waste water treatment works discharging to the River Mease. The integrity of this site is being negatively impacted by development in the catchment and large scale growth could undermine actions to restore the Special Area of Conservation.

- **Flood Risk** - Around a quarter of the District is located in areas at flood risk. Areas most at risk are the northern villages lying along the Rivers Trent, Dove and Derwent including Shardlow, Willington, Hilton and Hatton. Development in areas of flood risk would need to pass the sequential test and would need to be subject to a level 2 Strategic Flood Risk Assessment.

- **Heritage Assets** – these are distributed widely across the District with concentrations of assets around Repton and Melbourne. Development in all locations would need to be considered in light of potential heritage effects.

Figure1: Key Diagram – South Derbyshire District



1.4 This Sustainability Appraisal Report Addendum

1.4.1 The South Derbyshire Part 1 Local Plan is being developed alongside a process of sustainability appraisal (SA), a legally required process that ensures that the likely significant effects of an emerging draft plan (and reasonable alternatives) are systematically considered and communicated. It is a requirement that the SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') 2004.

1.4.2 National Planning Practice Guidance states:

> *"The sustainability appraisal should outline the reasons the alternatives were selected, the reasons the rejected options were not taken forward and the reasons for selecting the preferred approach in light of the alternatives. It should provide conclusions on the overall sustainability of the different alternatives, including those selected as the preferred approach in the Local Plan."*[7]

1.4.3 The reason for undertaking this work is that, as discussed at South Derbyshire Examination the published SA/SEA Environmental Report did not look sufficiently across boundaries regarding the likely split or apportionment of the City's unmet need. As SA/SEA is an iterative process up until adoption the District Council is producing this addendum in response to the Inspectors' concerns in respect of unmet need and its apportionment in order that specific consideration of issue could inform the ongoing preparation of the Derby HMA partners respective Plans.

1.4.4 The aim of this SA Report Addendum is to present the results of a joint sustainable appraisal undertaken by the Derby Housing Market Area Authorities. In order to achieve this this appraisal seeks to:

- Establish the capacity of Derby City to meet its own needs and identify the level of unmet need to be accommodated within Amber Valley and/or South Derbyshire
- The options for distributing the City's unmet needs between the two Authorities
- The likely significant effects of implementing those different options

1.4.5 This report has been prepared to accompany rather than supersede the SA report published by South Derbyshire District Council in August 2014. This addendum therefore needs to be read in conjunction with the 2014 SA report, (although efforts have been made within this addendum to minimise the need to cross reference).

1.4.6 Amber Valley will carry out a separate consultation on the findings of this joint appraisal work. Further information is available on Amber Valley Borough Council's at: www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/community-planning-latest-news.aspx.

1.4.7 Derby City started their Regulation 19 consultation on the 26th August 2015 which includes their SA/SEA work and consideration of this joint work also. Further information on this this can be found on the Council's website at: www.derby.gov.uk/part-1-consult.

[7] Paragraph: 018 Reference ID: 11-018-20140306, Revision date: 06 03 2014

1.5 SCOPING CONSULTATION

1.5.1 The joint Authorities consulted the consultation bodies on the scope and methodology of this appraisal for the statutory five weeks from the 6th July 2015. A brief summary of comments received is set out below.

1.5.2 **Natural England -** Generally welcomes the proposed method of working and further recommends that Green Infrastructure should be considered within the topics of Biodiversity, Landscape, Population and Human Health and Climate Change. This would assist in ensuring that GI is an integral, cross-cutting theme throughout the assessments and demonstrate an ecosystems approach with regard to the provision of GI. Natural England also proposed additional monitoring indicators which could be used when the Authorities decide on the measures to be used for the purposes of monitoring. .

1.5.3 **Historic England**- Indicated that it was important that historic considerations were taken into account in the work and that both positive and negative effects should be considered through the appraisal. It also confirmed that it is important that environmental considerations are taken into account when testing distribution/ratios. Historic England also stated proper weight need be given to all environmental constraints, recognising that these are not equal across the Local Planning Authorities and requested further discussion on the methodology proposed by the Authorities and the weight to be attached given the differences in the importance of some environmental constraints across the HMA.

1.5.4 The Council's subsequently held a teleconference[8] with an officer from Historic England to provide further information on the approach to sustainability appraisal and resolved outstanding issues.

1.5.5 **The Environment Agency** - Agreed that the approach at a cross boundary level is appropriate and indicated that they have no concerns with the existing Sustainability Frameworks for Amber Valley and South Derbyshire being used as many of the objectives address their priorities

1.5.6 In order to ensure consistency the Authorities have undertaken this joint appraisal based on the scope of the submitted SA work and no additional evidence has arisen that needs to be included in the addendum.

[8] 13 August 2015

2 SECTION 2 METHODOLOGY

2.1 Approach to Sustainability Appraisal

2.1.1 Following the comments received back by the Inspectors South Derbyshire District Council has continued to work with the neighbouring Authorities in the Derby Housing Market Area to undertake a joint appraisal. This work has been undertaken in three key stages

Stage 1: Assessing Derby City's housing capacity

2.1.2 The objective of this stage of work is to review the scale of Derby City's unmet need having regard to capacity within the City.

In order to review Derby City Council's capacity the following issues have been considered:

- The barriers to DCC's assessed need being met within the city. This will include policy, technical issues, feasibility, viability and deliverability (including density) issues. For each of these issues the obstacles will be explained, and the repercussions of altering our approach to dealing with these issues set out. The outcome of this stage of work will be the identification of a housing capacity for Derby City.
- The alternatives for accommodating increased growth in the City and what are the consequences of the maximum capacity being ignored?

2.1.3 This work has been led by Derby City Council, with input from officers at Amber Valley Borough Council and South Derbyshire District Council. This work considers the capacity cap for Derby City and justifies the extent of unmet need. A summary of the findings of this stage of work is included in this Addendum at Section 3.

2.1.4 Output: Derby City's Sustainability Appraisal and Summary of unmet need issues in Section 3 of this Addendum

Stage 2: Distributing unmet need

2.1.5 The objective of this stage of work is to determine the appropriate proportion and distribution of Derby's unmet need to be accommodated within Amber Valley and South Derbyshire.

2.1.6 It is established that Derby City Council will be unable to fully meet its own housing needs and that consequently there will be a need to address any unmet need elsewhere within the Housing Market Area. This stage will address the allocation of Derby's unmet need in the following way:

- Establish parameters and constraints for development within the HMA including settlement pattern, settlement hierarchies and spatial strategies that have been established and help generate alternative distribution patterns for meeting Derby's unmet need.
- Test the alternative ratios / distributions. Test the deliverability of different ratios of housing between AVBC and SDDC where relevant. The rationale for each alternative that is tested will be clearly explained. An important step at this stage will be to determine which ratios/distributions may be undeliverable, and the reasons why.

2.1.7 Output: The Councils produce a joint appraisal setting out the preferred distribution of housing and reasonable alternatives.

2.1.8 This will then be published as an Addendum to South Derbyshire's Sustainability Appraisal and an update to Amber Valley existing Environmental Report which also reflects proposed modifications to the Plan currently being consulted upon. The District's will carry out a consultation on the findings of this joint appraisal work before Examinations re-open.

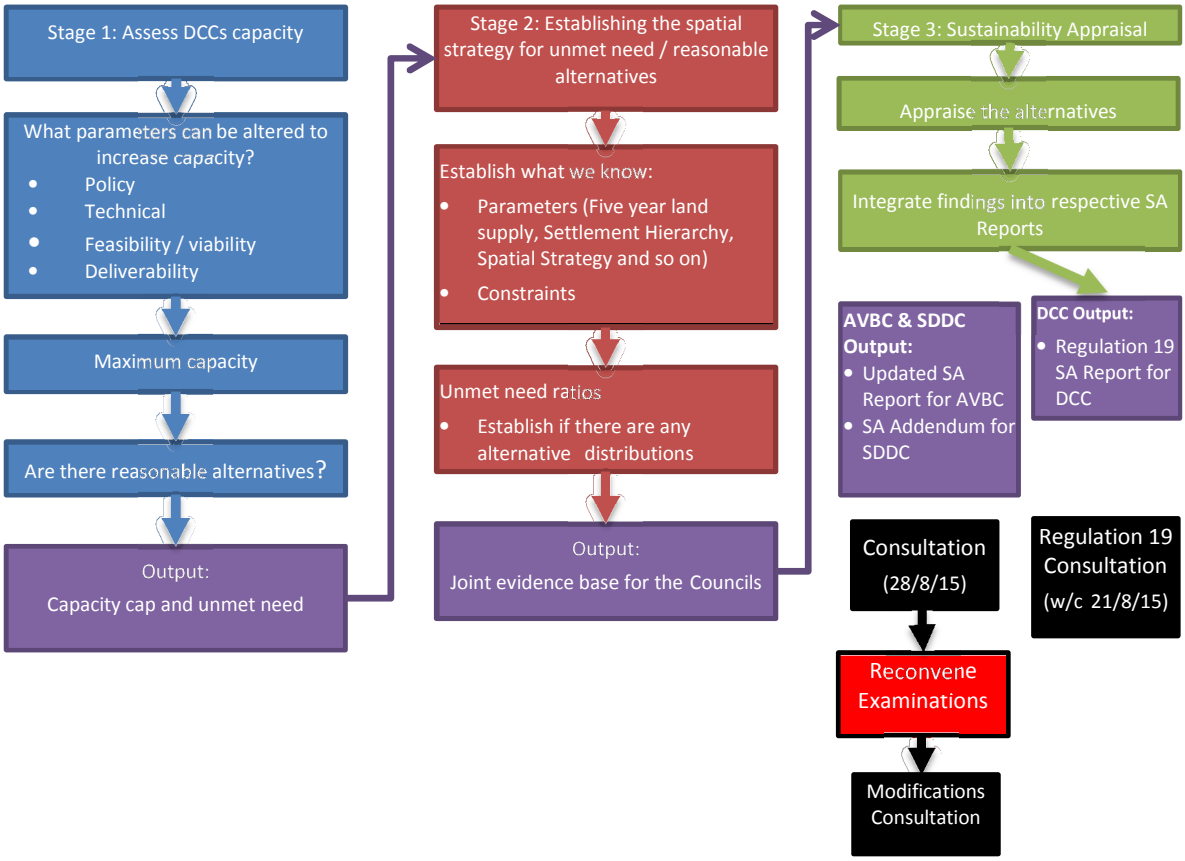
Stage 3: Sustainability Appraisal

2.1.9 Amber Valley Borough Council and South Derbyshire District Council have developed locally specific Sustainability Appraisal Frameworks based on an evidence base that reflects local geographies. These frameworks cannot be swapped around in an arbitrary way as they reflect their locality and they have previously been consulted upon with the consultation bodies.

2.1.10 Each authority have appraised the implications of each alternative in 'their area' using their respective SA Frameworks based on a joint evidence base. The findings of each separate appraisal are then brought together to present an overall assessment in each report of the alternatives across the HMA (i.e. providing the comparison of effects between the different authorities).

2.1.11 The joint sustainability appraisal will be formally consulted upon before the respective examinations are reconvened and ahead of the submission of the Derby City Local Plan. The consultation will ensure compliance with the Environmental Assessment Regulations and will promote an open and transparent approach to plan making. Given the different stages of plan preparation and issues facing the three Authorities the outcomes of this joint appraisal will be presented in different ways. Figure 2 provides an overview of the HMA Authorities approach to undertaking an appraisal of unmet need and apportionment across the HMA

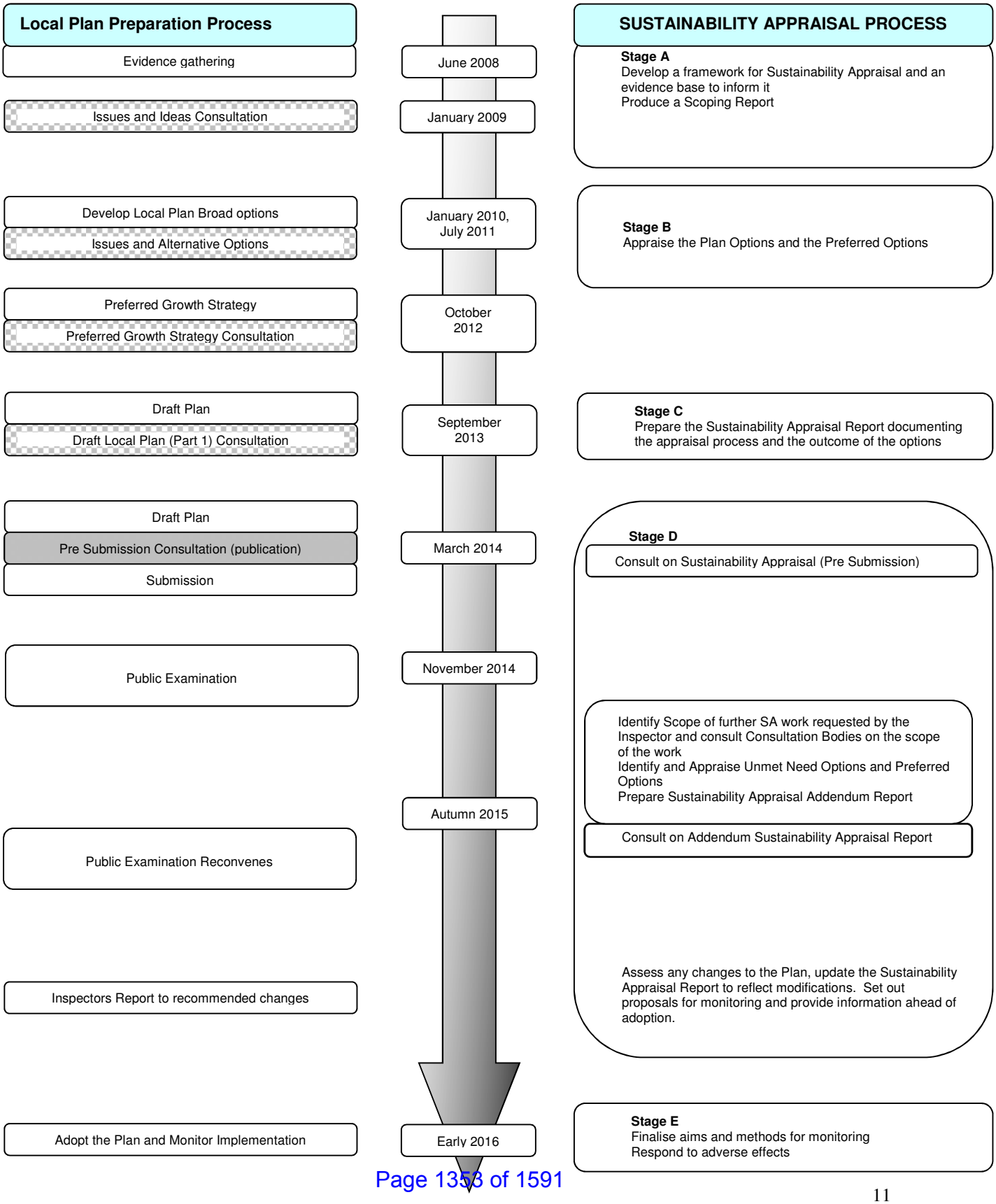
Figure 2: Approach to joint sustainability appraisal of unmet need and housing apportionment



2.2 Sustainability Appraisal to Date

2.2.1 The preparation of the Part 1 Local Plan has been ongoing since 2009. A Summary of the key stages of work undertaken is set out below in Figure 3.

Figure 3 Local Plan and Sustainability Appraisal process



2.2.2 Work on the Council's Sustainability Appraisal commenced just ahead of the Plan in late 2008 when the Council consulted on the Scope of the SA for the Part 1 Local Plan. A refresh of the Scoping Report was undertaken in July 2012.

2.2.3 Between January 2009 and September 2013 the Authority undertook a number of consultations as follows:

- South Derbyshire Local Development Framework Core Strategy – Issues and Ideas (January 2009)
- South Derbyshire Local Development Framework Core Strategy – Issues and Alternative Options (January 2010)
- South Derbyshire Local Development Framework Core Strategy – Neighbourhood Planning (Spring 2011)
- Derby Housing Market Area – Options for Housing Growth (July 2011)
- South Derbyshire Preferred Growth Strategy (October 2012)

2.2.4 Together these documents set out, and sought views on, a range of issues and options affecting South Derbyshire and the wider Derby Housing Market Area. Together with further evidence gathered during the plan making process the initial appraisal findings helped inform the production of the Draft Local Plan which was published for consultation alongside an interim Sustainability Appraisal in September 2013.

2.2.5 The Pre-Submission Local Plan and Sustainability Appraisal was published for consultation in March 2014 and then submitted alongside the consultation responses and other evidence to the Secretary of State in August 2014.

2.3 Who Has Carried Out the Sustainability Appraisal?

2.3.1 This is a joint appraisal which has been undertaken jointly by Amber Valley Borough Council Derby City Council and South Derbyshire District Council, with significant input from AECOM who are retained by Derby City and Amber Valley to undertake their Sustainability Appraisal work. The partner Authorities have worked collaboratively to establish the level of unmet need in Derby City, identify broad options for apportioning unmet need and reviewing the likely significant effects of implementing the different options.

2.3.2 The appraisal has been informed through consultation with the statutory Consultation Bodies on the proposed approach to appraisal at this cross boundary level is appropriate and that the use of the existing SA Frameworks is appropriate.

2.4 When Was the Sustainability Appraisal Undertaken?

2.4.1 As previously noted work on the Sustainability Appraisal for the Part 1 Local Plan commenced in 2008, with the appraisal of options being undertaken between 2009 and 2012. An interim Sustainability Appraisal report for the Part 1 Local Plan was prepared prior to the consultation of the Draft Local Plan in September 2013 and Submission Draft of the Plan and Sustainability Appraisal published in August 2014.

2.4.2 Work on this part of the Sustainability Appraisal, which considered options for apportioning Derby City's unmet housing need, commenced after the Examination into the Part 1 Local Plan in December 2014. The results of this appraisal are set out in this SA Addendum and will form part of the Sustainability Appraisal of the Part 1 Local Plan submitted in August 2014.

2.5 Consultation Information

2.5.1 **The public consultation on this document will run from Friday 28th August 2015 to Monday 12th October 2015.**

2.5.2 As set out above, the Council submitted the Local Plan for examination on 8th August 2014. As part of the examination process the appointed Planning Inspectors for Amber valley and South Derbyshire have requested that the Council undertakes additional Sustainability Appraisal work regarding the distribution and apportionment of Derby City's unmet needs. The Council is now publishing this additional SA work and is inviting comments on this work for the statutory period of six weeks (Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004).

2.5.3 This addendum is available to view, during normal opening hours at the Councils Offices: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH or via the District Council's website at www.south-derbys.gov.uk/saupdate

2.5.4 Comments arising through this consultation will be made available on the Local Plan section of the Council's website as soon practicable after the close of the consultation. The comments will also be passed on to the Inspectors.

2.5.5 All comments on this Addendum should be made, in writing, and addressed to:

Nicola Sworowski
Planning Policy Manager
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0AH

Or submitted via email to planning.policy@south-derbys.gov.uk

Please ensure comments are received by 5:00pm Monday 12th October 2015

3 SECTION 3 ASSESSING DERBY CITY'S HOUSING CAPACITY AND IDENTIFYING UNMET NEED

3.1 Introduction

3.1.1 The first stage of this joint appraisal work has been led by Derby City Council, with input from officers at Amber Valley Borough Council and South Derbyshire District Council. This work considers the capacity cap for Derby City and justifies the extent of unmet need.

3.1.2 The Councils have looked again at Derby's capacity to meet its assessed need in light of a range of constraints including technical issues, feasibility, viability and deliverability (including density) issues. For each of these issues the obstacles to delivering additional growth have been highlighted and the repercussions of altering the City's approach to meeting its housing need set out. A summary of this stage of work is set out below.

3.2 Assessing Derby City's Housing Capacity

3.2.1 It has been accepted throughout the plan making process that the City of Derby would not be able to meet all of its 'objectively assessed housing needs' (OAN) within its own boundaries. This conclusion has been accepted by all parties in the HMA and has not been seriously questioned in principle through any consultation exercise or alternative evidence.

3.2.2 This has not stopped the City Council endeavouring to identify as much new housing as it reasonably can within the City to meet its own needs in the interests of sustainable growth. It has gone through a number of rigorous and robust assessments of the *opportunities* that exist to meet needs and the *constraints* to growth in order to establish a *sustainable* and *deliverable* capacity of 11,000 new dwellings between 2011 and 2028. This capacity has been reassessed at each stage in the plan making process.

3.2.3 What follows is a summary of the factors that have combined to create this 'capacity cap'; focussing on the constraints that exist, the options for increasing the target have been considered and why they are not appropriate.

Capacity Constraints

3.2.4 When determining the growth strategy for the City, the Council has had to take account of a range of parameters (broadly reflected in the diagram above). The Derby City Core Strategy clearly has to meet the requirements of the NPPF. At the heart of this is the presumption in favour of *sustainable* development. This encompasses the three equally important dimensions of economic, social and environmental sustainability that must be balanced in decision making. While the NPPF clearly wishes to 'boost significantly the supply of housing', it does not suggest that this is done in such a way that ignores the core planning principles it seeks to establish. The NPPF still requires constraints and adverse impacts to be taken into account. Delivering housing should not be at the expense of other important planning objectives.

3.2.5 Notwithstanding this, perhaps the biggest – and most obvious – constraint to growth in Derby is the fact that it is a densely populated compact city, where development is already

pushing up to its borders in most directions and almost all 'available' land already has some recognised 'acknowledged importance' for uses other than housing. This limits the number of realistic opportunities to consider.

3.2.6 The nature of the City means that most sites will have some 'policy' constraint associated with them.

3.2.7 These include:

- Green Wedge
- Green Belt
- Open Space and other 'Green Infrastructure' (e.g. allotments)
- Biodiversity value (wildlife sites, corridors, protected hedgerows etc.)
- Flood Zones 2 and 3
- The World Heritage Site (WHS) and WHS Buffer
- Conservation Areas and Listed Buildings
- Air Quality Management Areas
- Areas of existing and proposed employment
- Existing school locations

3.2.8 While the impacts of residential development on the above issues have been major considerations, the map cannot illustrate others such as the impact of development on infrastructure – particularly transport and education - and the viability and delivery of development.

3.2.9 These constraints have not stopped the Council looking closely at each and every site opportunity submitted for consideration. Allocations *have* been made within areas of constraint where it has been demonstrated the impacts of doing so would be acceptable and/or where the impact can be mitigated.

3.2.10 The impact on the character of the City has been particularly important with regard to the consideration of 'Green Wedge' (GW) sites. There are thirteen areas that have been specifically protected from inappropriate development by successive local planning policies since 1989, helping to preserve their open and undeveloped character. Derby has successfully upheld this principle in successive planning documents and appeals. GW policy is also seen as having a high degree of consistency with the objectives of the NPPF. It is important to remember that purpose of Green Wedge policy is not about constraining housing, it is about retaining the character and identity of separate and distinct areas of the City. They are particularly important in terms of the 'social' and 'environmental' elements of sustainable development.

3.2.11 Retaining the *principle* of GWs is seen as a key objective of the Council's strategy and an important indicator of the *sustainability* of the plan. This is not to say that the Council has avoided the consideration of GWs for housing sites. The 'Green Wedge Review'[9] analysed each wedge to assess whether they were still meeting the objectives of the policy and whether there was scope for development without undermining their role, function or character.

3.2.12 This concluded that there were parts of the wedge that could be developed while still maintaining the principle of a wedge in the area. The majority of these have been carried forward as allocations in the draft Core Strategy and the others have been identified for further consideration as part of a future plan. This inevitably means that those parts of the

[9] www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/reports/localdevelopmentframework/DerbyCityCouncil-Green-Wedge-Review.pdf

GW which remain take on far greater importance and deserve greater protection. This has to be factored in to any assessment of the limits to the City's internal growth.

3.2.13 The Government attaches great importance to the Green Belt (GB), and state that boundaries should only be altered in exceptional circumstances. The PPG indicates that ”unmet housing need (including for traveller sites) is unlikely to outweigh the harm to Green Belt and other harm to constitute ‘very special circumstances’ justifying inappropriate development on a site within the Green Belt.”

3.2.14 The amount of GB land in the City is relatively small but is part and parcel of wider areas in neighbouring authorities. Sites have been submitted to the Council for consideration and thus a decision has had to be made about the appropriateness of amending boundaries. A 'Green Belt Review' was prepared by Derbyshire County Council in 2012. This was a review of an earlier, more comprehensive, study which concluded that the GB between Derby and Nottingham was the most sensitive. The review also concluded that the designations in and around the City were still performing a valuable role and should continue to be protected. As such, while due regard has been given to the sites submitted, protecting the principle of Green Belt in the City has carried greater weight. This, therefore, constrains potential supply.

3.2.15 A considerable amount of the rest of the City is identified for a range of nature conservation or ‘green infrastructure’ type designations including areas of open space, local nature reserves and wildlife sites, trees protected by TPOs and important hedgerows. These are important constraints that limit opportunities. Where they are in close proximity to ‘suitable’ sites, they may also have the effect of limiting the scale and nature of development appropriate to the site.

3.2.16 The NPPF indicates that development in areas at risk of flooding should be avoided. In drafting local plans, LPAs are required to adopt a sequential ‘risk based’ approach to the location of development to avoid, where possible, flood risk to people and property. The Council has carried out a Strategic Flood Risk Assessment (SFRA) which demonstrates that large areas of the City are constrained by potential flood risk. While some of this is able to be mitigated, the scale of flood risk in the City and the suitability and cost of mitigation naturally constrains ‘sustainable’ and ‘deliverable’ supply.

3.2.17 Local authorities have to set out a positive strategy for the conservation and enjoyment of the historic environment. The City contains a World Heritage Site (WHS) and an associated ‘buffer zone’. A number of Conservation Areas and statutory and locally listed assets are also identified across the City. In determining the overall strategy, the impact on these designations and their settings has been a key issue. Where it is deemed possible to develop within or near to such assets, their proximity is likely to limit the scale and nature of development that would be acceptable.

3.2.18 Securing economic growth is a constant theme running through the NPPF. Meeting the development needs of business is a key objective of the guidance and consequentially the Core Strategy. This generates a competing demand for land which may constrain the amount available for residential development. The evidence base for the Core Strategy indicates a need for around 199 hectares of land over and above that already in use.

3.2.19 In considering housing opportunities, regard has been had to the existing employment situation. As a result of this, a number of ‘operational’ employment sites *have* been identified for housing including Castleward and the former Rolls-Royce Main Works site in Osmaston. Assumptions have also been made about potential re-use of commercial space in the City Centre. It would also be expected that smaller employment sites will come forward in the Part 2 plan.

3.2.20 Not all proposed or existing employment sites are appropriate for housing. Firstly, not all are in suitable locations and could not create a satisfactory or sustainable form of development. Secondly, even if potentially suitable many sites are occupied by operational businesses – so the land is not available and 'intervention' from the Council may not be viable or in the public interest. Thirdly, it may create an imbalance between housing and employment – which could have a number of negative sustainability consequences. Finally, employment (or any brownfield site) may simply not be viable when considering the cost associated with making the site suitable for development. Delivery and viability are key considerations. The NPPF is clear that plans *must* be deliverable.

3.2.21 In terms of infrastructure limitations, it is recognised that growth in, and on the edge of, the City will have a significant impact on the transport network. Many junctions are already at capacity or will be once development takes place. A number of mitigation measures are proposed that will help reduce the impact but these will not be sufficient to produce a 'nil-detriment' situation. The capacity of the transport network is not necessarily a reason for capping the City's target at 11,000. The fact that much of the decanted growth is being provided on the edge of the City will clearly impact on Derby's network. However, there are fewer options available to mitigate the impact if a greater proportion of DUA development were to be focussed within the City boundary as a result of a higher target. This could lead to a situation where the functioning of the network would decline more rapidly over time, leading to increased delays and limited means to make measurable improvements. This would clearly be an undesirable situation.

3.2.22 The City has a number of other infrastructure capacity issues. The capacity of the City's schools is a particular issue. A number are at or above their capacity already or are expected to be so in the short to medium term. In considering the scale of development possible to achieve, the impact on existing schools is an important factor. Where capacity is limited, then the ability to provide additional spaces has to be considered. This may not always be possible to achieve and still maintain a viable or suitable development. This is, therefore, also a naturally constraining factor.

3.2.23 The above is just a brief summary of the issues facing the city and is not exhaustive. It is recognised that most areas will be subject to similar constraints. However, the tightly drawn boundaries of the City and its compact, high density nature pulls these constraints together in a small area; increasing their importance and sensitivity in many cases.

3.2.24 There are few easy' sites in Derby which don't raise significant planning issues. There is little or no point in the Council preparing a strategy that is at odds with national policy or which prejudices the delivery of wider Council objectives. This means that a balanced approach has to be taken which recognises the importance of delivering housing but does not ignore the need to protect and enhance the most important parts of the City's urban and natural environment, promotes sustainable economic growth, provides for the needs of existing and new neighbourhoods and, above all, the need for it all to be delivered.
The key here is 'balance'. The strategy for the City does not shy away from difficult decisions. Rather, it has sought to address each issue carefully and come to a sensible conclusion as to the level of impact generated and whether it can be minimised or mitigated. This is why development *is* taking place in Green Wedges, on existing employment sites, on difficult brownfield sites and in areas of environmental sensitivity.

3.2.25 There will inevitably be a limit, however, to what is possible to achieve or what is sensible to propose in such a constrained area within the plan period. <u>This limit has been reached.</u>

Options for Increasing Derby's Target

3.2.26 Notwithstanding the constraints on the City, the Council has considered if there any ways in which the target could be increased. The options available are:

1. Allocate additional strategic sites
2. Assume greater delivery from strategic sites and locations
3. Assume a greater supply from 'non-strategic' SHLAA sites
4. Assume a greater windfall allowance over the plan period
5. Assume fewer losses

3.2.27 A number of other strategic scale sites were considered but have not been carried through to the strategy. The majority of these have either significant planning and/or delivery constraints which have ruled them out of consideration. To one extent or another, allocating any of the sites rejected would undermine the objectives of the Council's Strategy in one or more of the following ways:

- It would undermine the role, character and function of a number of important Green Wedges across the City by either:
  - unacceptably narrowing them at sensitive locations
  - closing their 'mouths' and undermining their role in terms of bringing the countryside into the City
  - undermining their open and undeveloped character, and/or
  - undermining their function in terms of defining the character of existing neighbourhoods
- It would increase the City's target without corresponding certainty over delivery or viability.
- It would undermine Council objectives in terms of open space and promoting healthy lifestyles
- It would have an unacceptable impact on the character and environment of existing neighbourhoods or sensitive parts of the City's heritage;
- It would generate localised instances of severe traffic problems without the ability to provide appropriate mitigation
- It would introduce development in areas that have poor access to facilities and/or which do not relate well to existing communities, resulting in an unsustainable pattern of development
- It would undermine economic objectives of the plan by removing important employment allocations without suitable replacement sites being available
- It would have an unacceptable impact on education provision, without the ability to mitigate impacts (either as a result of sites not being of sufficient scale to justify a new school and/or nearby schools not being able to expand)
- It would be contrary to the NPPF in terms of the protection of Green Belt

32.28 Two GW sites were identified in the 'Preferred Growth Strategy' as having *potential* to come forward in Part 2. While broadly comfortable from a GW perspective, there were outstanding issues to resolve before they could be allocated. This amount to about 350 dwellings between them. Importantly, allocating these would *not* mean the Council could increase its target.

3.2.29 The Core Strategy identifies a 'residual' requirement of just under 1,300 dwellings to be met in Part 2. The two sites highlighted above form part of the pool of potential sites to meet this requirement. They do not constitute *new* opportunities and have already been factored into the assessment of overall capacity and delivery.

3.2.30 Allocating any of the other 'rejected' sites to increase the target would be seen as having too great an impact on the strategy to be an acceptable approach.

3.2.31 Increasing the net development densities of allocated sites to increase their delivery is also seen as inappropriate. Densities and the developable area of sites have been carefully considered to ensure appropriate forms of development, infrastructure provision and delivery. An appropriate balance between these issues has been struck. Setting arbitrary or unrealistic densities will not lead to greater delivery. This is not a realistic option.

3.2.32 The plan identifies two broad locations within which we expect residential development to come forward; Osmaston and the City Centre. There is no scope to identify further opportunities within Osmaston at this time.

3.2.33 The City Centre is a more complex issue. A figure of a minimum of 530 units were identified in the Draft Plan as a realistic estimate of delivery based on our understanding and knowledge of each opportunity and the prevailing market and economic conditions.

3.2.34 Since this time, the situation has changed considerably. The Council has now established the 'City Living Fund' which can provide loan funding at preferential rates. The City Centre has also recently been identified as a Government 'Housing Zone'. Again, this unlocks preferential rate loan funding and access to the HCA's ATLAS team who can provide expert advice and assistance in bringing sites forward. These measures should assist with the financing of schemes. The Council has also recently published a revised 'City Centre Masterplan' which identifies and promotes a number of regeneration priority sites.

3.2.35 This, coupled with increasing interest in the private rented sector (PRS) and student accommodation (which can count toward housing numbers to an extent) and relaxed permitted development rules, means that a much more positive outlook now exists.

3.2.36 The most recent analysis of supply indicates that there is likely to be more scope for development than previously thought. A revised estimate of likely delivery would be at least **1,000** new dwellings between 2011 and 2028; an increase of 470 over the Draft Plan. At present, this figure is less than the number of 'opportunities' that have been highlighted in the SHLAA, but a degree of flexibility and comfort is needed in light of the volatile nature of the City Centre market and the possibility of the same sites being put to a range of acceptable uses. Therefore, at this time, 1,000 units is a realistic and robust assessment.

3.2.37 If all things had remained equal, this change *could* have resulted in the City increasing its target without any negative consequences to the strategy. However, while the situation has improved within the City Centre, a strategic site identified in the Draft Plan has had to be removed from the supply.

3.2.38 The Sinfin Lane site was allocated for 700 units in the Draft Core Strategy. Since this time, the ownership of the site has changed, the planning application for housing withdrawn and the permission that existed on part of the site has lapsed. There appears to be no intention in the short to medium term to make the site available for residential development. The plan continues to identify the potential of the site to come forward for new housing but there can no longer be any certainty that the site *will* come forward. As such, while the broad strategy and objectives of the plan remain the same, the components of supply have had to be amended to reflect the current context.

3.2.39 <u>This means that the increase to the City Centre target *cannot* be translated into an overall increase in the sustainable and deliverable capacity of the City as whole</u>.

3.2.40 An assessment of non-strategic sites in the SHLAA suggests that the 'residual' of 1300 units to be addressed through the Part 2 plan would still be achievable. However, in order to maintain a realistic prospect of delivery, there are insufficient appropriate opportunities to increase this with any confidence.

3.2.41 Assuming a greater windfall allowance would also be inappropriate. The estimate of 900 dwellings over the plan period has been based on a thorough analysis of past trends and a recognition that, as more emphasis is being placed on identifying possible housing sites through the SHLAA, the number of windfalls is likely to fall. There is also a risk in having a higher allowance in that it will increase levels of uncertainty about where development will take place. This has a number of undesirable sustainability implications. As such, it is considered that the current windfall allowance is robust and should not be increased.

3.2.42 It is inevitable that there will be losses to the housing stock during the plan period. The assumption of 336 losses between 2016 and 2028 is conservative but robust. Any change to this component could only have a negligible impact on the target, probably insufficient to justify a change. This is also, therefore, an unreasonable way of seeking to increase the City's target over 11,000.

3.2.43 In conclusion, Derby's capacity is constantly being reviewed to ensure the Core Strategy target is robust. The most recent assessment did suggest a more optimistic outlook for the City Centre and indicate that this component of supply could deliver considerably more dwellings than previously suggested. However, this has been offset by the probable 'loss' from the supply of the Sinfin Lane regeneration site – at least for now. There are no other sustainable or deliverable options for increasing the City's target.

3.2.44 As such, when taking all things into account, 11,000 dwellings between 2011 and 2028 remains the best indication of the City's sustainable and deliverable capacity.

3.3 Unmet Need

3.3.1 It has been determined by Derby City Council (DCC) and agreed by Amber Valley Borough Council and South Derbyshire District Council that the capacity for Derby City is 'capped' at 11,000 dwellings. The overall housing need for the City for the period 2011 - 2028 has been calculated as 16,388. This leaves an unmet need of 5,388 dwellings to be found in the wider Derby housing market area

3.4 Distributing Unmet Need (Options Development)

3.4.1 The Derby Housing Market Area Authorities have jointly identified a range of options for meeting Derby's unmet need. These represent a range of approaches to apportioning housing between the two Authorities. In summary the options considered are:

Option 1: Maximise Growth in South Derbyshire
Option 2: Maximise Growth in Amber Valley
Option 3: Split based on the proportion of growth
Option 4: Split based on commuting flows

3.4.2 The process of identifying a range of options allows for comparison between different ways of approaching an issue and enables each option to be tested against the SA objectives to determine the likely significant effects .

Option 1 – Maximise Growth in South Derbyshire

3.4.3 *Target all growth to meet the City's unmet needs to the edge of the City in South* Derbyshire This option would require South Derbyshire to increase the District's Housing Requirement to around 14,400 dwellings. It would reduce Amber Valley's requirement to around 8,000 dwellings and assumes AVBC only meets its own housing need and only contributes towards the delivery of homes to meet the City's unmet need on the committed site at Radbourne Lane, Mackworth (620 dwellings).

Option 2 – Maximise Growth in Amber Valley

3.4.4 *Target all growth to meet the City's unmet needs to Amber* Valley
This option would see Amber Valley's target increase around 12,700 dwellings and South Derbyshire's to around only its assessed need.

Option 3 – Split based on the proportion of growth

3.4.5 This option would see a slighter higher apportionment of unmet need towards South Derbyshire. Growth of 17,000 dwellings is needed in Amber Valley and South Derbyshire. South Derbyshire will accommodate 56% (9,605) of this total and Amber Valley will be required to accommodate 44% (7,395). Splitting unmet need according to this apportionment would increase South Derbyshire's housing target to around 12,600 dwellings and Amber Valley's target to around 9,800 dwellings.

Option 4 – Split based on Commuting Flows

3.4.6 This option is based on commuting flows out of the two Authorities. The Derby HMA Strategic Housing Market Assessment update includes data taken from the Local Economic Assessment. This data indicates that 5,450 people from Amber Valley and 12,750 people from South Derbyshire commuted out of Borough/District to work in Derby City. Labour flows from the two Authorities combined account for 18,100 people or 13.9% of all people working in Derby City. Of this number around 70% of out commuting is from South Derbyshire, compared to 30% from Amber Valley.

Options to be ruled out early on without detailed appraisals

3.4.7 In addition to the four reasonable options identified by the joint Authorities the Councils have also identified a number of options which it considers to be 'unreasonable'. Accordingly the Authorities have determined not to undertake detailed appraisals of these options:

1. **Business as Usual.** Reduced levels of delivery in the two Authorities which is insufficient to meet assessed need before even considering Derby's unmet need. It would also not conform with NPPF requirements to significantly boost the supply of housing delivery.

2. **Meet OAN outside of the HMA**. There are likely to be sufficient sites to fully meet the HMA's need across the three Authorities if not where the need arises. Therefore there is no justification for considering any growth outside of the HMA area.

SECTION 4 OPTIONS APPRAISAL

4.1 INTRODUCTION

4.1.1 As previously noted the approach to testing different apportionment and distribution options is to appraise the implications of each alternative using the SA Framework of each Authority. The findings are then brought together to present an overall assessment of the alternatives across the HMA (i.e. providing the comparison of effects between the different authorities).

4.1.2 In undertaking this appraisal a number of assumptions have been made as follows:

- Implicit in all of the options set out at Section 3.3 is the fact that the City's unmet need is best located adjoining the city assuming growth is best met where the demand arises. Opportunities for delivering strategic levels of growth away from the City (in South Derbyshire) in locations well related to the city are limited owing to the small scale of many of the settlements in the northern part of the District and having regard to the scale of growth villages are already accommodating to meet South Derbyshire's own needs..
- The starting point for reducing housing provision in respect of the Derby's unmet need is the reconsideration of sites earmarked for allocation but not yet committed.

4.1.3 The Sustainability Appraisal Framework adopted by the Authority is set out at Section 4 of the August 2014 Environmental report which is available at: www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_plan_examination. The appraisal results of the 4 strategic options identified by the HMA partners using South Derbyshire's SA Framework can be viewed in Section 4.2 of this report and Appendix 1.

What May Happen if the Local Plan is Not Prepared

4.1.4 A significant majority of the housing sites being allocated in the South Derbyshire Part 1 Local Plan now benefit from planning consent and are commitment and many are currently being built out. Due to the mixture in the size of allocations put forward in the Local Plan Part 1, the delivery of dwellings on these sites will be seen through the short and medium term but also across the entire plan period. Put simply a significant amount of housing development will take place up to 2028 on existing committed sites including on the edge of Derby City– even in the absence of the Plan. However without a coordinated approach to apportion and deliver homes to meet the City's unmet need it is unclear whether sufficient development would come forward in a timely fashion and would meet fully that proportion of Derby's need which cannot be accommodated within its own administrative boundary.

4.1.5 In addition, without a plan, it would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities. A lack of sufficient housing sites may also frustrate the ability of developers to deliver adequate numbers of new homes consistently throughout the plan period.

The Characteristics of the District Likely to be affected by Housing Delivery

4.1.6 The delivery of new homes (including those to meet any apportionment of the City's unmet need) will increase pressures on wastewater and water supply infrastructure, the local and strategic road network, health and social care facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development will lead to the loss of significant areas of greenfield (agricultural) land and the urbanisation of the countryside. New development would also give rise to landscape impacts, as well as potential impacts on local heritage assets, although the extent of any impact would be based on the characteristics of individual sites and how sites are built out.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

4.1.7 It is unlikely that unmet need for the City would lead to any significant development in the River Mease Catchment. This special area of conservation (SAC) is located in the rural south of the District and is poorly connected and geographically distant to Derby City such that additional growth to meet the City's unmet need would not have any discernible impact on this site or its interest features. Elsewhere large scale housing growth could impact on water quality in other river catchments which are not meeting Water Framework Objectives in respect of water quality including the River Trent and Derbyshire Derwent, although effects could be largely mitigated through appropriate capacity improvements to the foul water network and the separate treatment and discharge of surface waters.

4.1.8 Significant growth on the edge of Derby could impact on air quality management areas (AQMAs) located on the southern edge of Derby City especially where growth in South Derbyshire acts in combination with long-term housing growth in Derby City, although site design and travel management from new development could reduce potential effects. New housing development in South Derbyshire, irrespective of location, would not have an impact on any sites protected pursuant to the 'Birds Directive'.

4.1.9 Additional housing to meet the City's unmet need could increase noise and light pollution within and adjacent to existing urban areas or communities, development could also affect local landscape and townscape character although such impacts will be partially dependent on the precise location, scale and design of any site. Development will also lead to the loss of greenfield (agricultural) land owing to the fact limited brownfield sites remain within the District and none are identified in the DUA in South Derbyshire. Depending on location development could have a detrimental impact on protected or locally important habitats and species or geological sites. Major growth in some near urban locations, could also lead to the loss of archaeological heritage or effect the District's cultural heritage including the setting of listed buildings.

4.1.10 The Local Plan will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire (and unmet need of the City) and could provide greater housing choice. However growth would also increase pressure on existing social infrastructure such as schools, doctor's surgeries and community facilities. New housing provision will also support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers.

SECTION 4.2 APPRAISAL OF OPTIONS AGAINST SOUTH DERBYSHIRE'S SUSTAINABILITY APPRAISAL FRAMEWORK

Table 1: Summary of Broad Options Appraisal

Housing Apportionment Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	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 improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Maximise Growth in South Derbyshire	X	✓✓	✓	--	?	--	✓✓	X	✓	--	--	?	--	--	XX	XX	--	X	X	✓	X
Option 2: Maximise Growth in Amber Valley	✓	✓	?	--	?	--	?	?	X	--	--	?	--	--	X	X	--	X	X	✓	X
Option 3: Split based on the proportion of growth	X	✓	✓	--	?	--	✓	X	✓	--	--	?	--	--	XX	XX	--	X	X	✓	X
Option 4: Split based on commuting flows	X	✓✓	✓	--	?	--	✓	X	✓	--	--	?	--	--	XX	XX	--	X	X	✓	X

4.2.1 The above summary of likely effects of options should be considered alongside the table at Appendix 1 setting out potential effects of the different options in respect of South Derbyshire. A joint appraisal of the options on South Derbyshire and Amber Valley is set out at Section 4.4 of this report.

Option 1

4.2.2 This option would see the growth in South Derbyshire increased by around 1,800 dwellings with only limited growth on the committed sites in Amber Valley being delivered to meet the City's unmet need. In assessing this option South Derbyshire District Council would look to accommodate a larger proportion of the City's unmet need by focussing additional growth in locations well related to the City.

4.2.3 This option would allow housing need to be met near to where need arises and could help ensure that sustainability benefits associated with higher growth can be delivered, particularly in respect of accessibility and meeting housing needs in areas with access to employment and key

facilities. Higher levels of growth could also have a positive effect in respect of health and wellbeing of local residents by ensuring new homes and other infrastructure is delivered and support the wider economy. However, higher of levels of growth would have generally negative effects in respect of environmental objectives including those to protect biodiversity and geodiversity, reduce pollution, minimising the irreversible loss of greenfield sites, reducing the district's contribution towards climate change and conserving the districts landscape and townscape character. Uncertain effects are identified in respect of objectives concerning education and the quality of new development. No discernible effects are identified in respect of objectives to improve community safety, promote social inclusion, diversifying and strengthening the economy, enhancing the vitality of the district's town and village centres, minimising waste, delivering sustainable forms of construction and reducing and managing flood risk.

Option 2

4.2.4 This option would see growth in South Derbyshire potentially reduced from the level proposed in the Part 1 Local Plan Submitted in August 2014. This option would most likely see a reduction in housing requirements in South Derbyshire around the Derby Urban Area. The sites in the Plan which remain uncommitted in this area are principally cross boundary in nature. These sites could therefore support the delivery and or sustainability of sites within the city through the provision of infrastructure or other facilities. Examples of this include sites at Hackwood Farm, Wragley Way and Boulton Moor. Notwithstanding the above, lower levels of growth to the south of the City in South Derbyshire could reduce pressure on the City's infrastructure including the foul water network and transport infrastructure. However it could also reduce housing choice for the residents wanting to live within or close to the City although would not directly affect the ability of South Derbyshire to meet its own objectively assessed housing need.

4.2.5 Moreover given that some growth is likely to be delivered to meet the City's unmet need in South Derbyshire (there are already a significant number of sites which benefit from planning consent in this area) it is likely that even a reduced apportionment (i.e. lower level of growth) would give rise to some negative effects in respect of the environment including landscape and townscape effects, impacts on cultural heritage, climate change effects and greenfield land losses. A reduction in the scale of housing provision in the DUA could enable the delivery of minor biodiversity gains where development affecting local wildlife sites or geological sites can be avoided as a result of lower growth although this would be dependent on how any reduce requirement would be met. New housing growth even at reduced rates would support some improvements to cultural heritage in the vicinity of the City edge. No discernible effects are identified in respect of objectives to improve community safety, promote social inclusion, diversifying and strengthening the economy, enhancing the vitality of the district's town and village centres, minimising waste, delivering sustainable forms of construction and reducing and managing flood risk. Uncertain effects are likely in respect of objectives to improve health and wellbeing, improve educational achievement, improving accessibility, making best use of infrastructure, improving the quality of new development.

Option 3

4.2.6 This would see the City's unmet housing need distributed according to objectively assessed need of the respective Authorities. Within these strategies unmet need is split between the two Authorities with South Derbyshire accommodating just over half of the total requirement.

4.2.7 This level of growth would make a positive contribution towards the delivery of decent and affordable homes (although at a reduced level compared to Options 1 and 4). It would also perform positively against sustainability objectives to improve the health and wellbeing of the District's population, making best use of existing infrastructure, achieving stable and sustainable levels of growth and improving access to the cultural heritage of the District. The most notable negative effects of this option relate to minimising the loss of greenfield sites and reducing pollution associated with developments. Other negative aspects in relation to this option include against objectives to avoid damage to biodiversity/geodiversity sites, making the best use of existing infrastructure, reducing and managing the climate change effects, protecting and enhancing cultural heritage and conserving and enhancing the local landscape. No discernible effects are identified in respect of objectives to improve community safety, promote social inclusion, diversifying and strengthening the economy, enhancing the vitality of the district's town and village centres, minimising waste, delivering sustainable forms of construction and reducing and managing flood risk. Uncertain effects are likely in respect of objectives to improve educational achievement and improving the quality of new development.

Option 4

4.2.8 This option would see south Derbyshire looking to increase housing provision by around 800 dwellings compared to Option 3, or reduced by around 1000 dwellings compared to Option 1. The sites which could deliver this increased provision Like option 1 would be focussed in locations well related to the City additional sites would be required although the actual number of sites could be dependent on the scale of sites identified.

4.2.9 This option could ensure that the bulk of Derby's unmet need is located close to where need arises (i.e. adjoining the DUA). However this option would have generally positive effects against sustainability objectives to improve health and wellbeing, improve local access, achieve stable and sustainable levels of growth and improve access to cultural heritage in South Derbyshire. Higher of levels of growth would have generally negative effects in respect of environmental objectives including those to protect biodiversity and geodiversity, reducing pollution, minimising the irreversible loss of greenfield sites, reducing the district's contribution towards climate change and conserving the districts landscape and townscape character. Uncertain effects are identified in respect of objectives concerning education and the quality of new development. No discernible effects are identified in respect of objectives to improve community safety, promote social inclusion, diversifying and strengthening the economy, enhancing the vitality of the district's town and village centres, minimising waste, delivering sustainable forms of construction and reducing and managing flood risk.

SECTION 4.3 AMBER VALLEYS OPTIONS APPRAISAL

4.3.1 Having jointly identified broad options for apportioning the City's unmet needs Amber Valley Borough Council has also sought to identify the likely effects of these options against its own Sustainability Appraisal Framework. A copy of Amber Valley's appraisal is set out Appendix 2. An updated Sustainability Appraisal Environmental Report has been published by Amber Valley Borough Council explaining the likely sustainability effects of the different apportionment options and is available to view www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/local-plan-part-1-core-strategy.

SECTION 4.4 WORKING TOGETHER TO IDENTIFY A PREFERRED OPTION FOR MEETING DERBY CITY'S UNMET NEED

4.4.1 The appraisal of the options is set out below within a table that sets out the 'broad implications' for the SA topics - it is important to note that these symbols are not used to indicate significant effects. This table is for illustrative purposes and for detailed commentary please see the main appraisal sections.

4.4.2 The symbol definitions are:

↗ Positive Implications
↔ No Implications
↘ Negative Implications
? Uncertain Implications

Table 2 Broad Implications of the Options on each SEA topic

	OPTION 1		OPTION 2		OPTION 3		OPTION 4	
SEA TOPIC	AV	SD	AV	SD	AV	SD	AV	SD
BIODIVERSITY	↔	↔	↔	?	↔	↔	↔	↔
POPULATION AND HUMAN HEALTH	↘	↗	↗	?	↗	↗	↘	↗
MATERIAL ASSETS	↘	↗	↗	↘	↗	↗	↘	↗
SOIL, WATER AND AIR	↘	↘	↘	↔	↔	↘	↘	↘
CLIMATIC FACTORS	↘	↘	↘	↔	↘	↘	↘	↘
CULTURAL HERITAGE	↔	↔	↘	↔	↔	↔	↔	↔
LANDSCAPE	↔	↘	↘	↔	↘	↘	↔	↘

Option 1 Maximise Growth in South Derbyshire

4.4.3 This option would require South Derbyshire (SDDC) to make available a number of additional sites to those suggested in the submitted Local Plan Part 1 and would increase the District's Housing Requirement to maximum of around 14,400 homes between 2011 and 2028. It would reduce Amber Valley's (AVBC) requirement to around 8,000 homes over the same period and assumes AVBC only meets its own housing need and only contributes towards the delivery of homes to meet the City's unmet need on the committed site at Radbourne Lane, Mackworth. In delivering this level of growth in SDDC, the Council would need to look again at the sites included in its Strategic Housing Land Availability Assessment (SHLAA) to identify if potential further sites are capable of accommodating this level of growth. Preference in site selection would be given to the urban area to reflect the preferred distributional strategy for SDDC as set out in Policy S1.

4.4.4 SDDC's SHLAA includes a number of large strategic sites on the urban edge. However where growth is not capable of being delivered on the urban edge of Derby, the Authority would then need to consider at other SHLAA sites away from the urban edge with preference to those areas with the best connectivity to the City.

4.4.5 The corollary of increasing the apportionment of Derby's unmet need to SDDC would be a reduction in the unmet need to be provided in AVBC. Given that the proposed growth

strategy in AVBC concentrates growth in its four main urban areas and through the delivery of a 'mixed use development' at Denby, it is likely that a reduction in the housing requirement in AVBC would see the removal of sites proposed for allocation in the submitted Core Strategy for AVBC away from the Derby Urban Area. The site at Denby would be retained given the regeneration and other benefits the development of the site would bring, as set out in the Preferred Growth Strategy for AVBC. The sites most likely to be taken out of the Core Strategy would be likely to be those least well related to Derby and/or the four main urban areas i.e. within one or more of the Alfreton, Heanor and Ripley urban areas, since that is where the majority of the site allocations are.

Looking at the effects of this option across the Housing Market Area

Biodiversity, Flora and Fauna

4.4.6 Maximising growth in SDDC (and reducing housing delivery in AVBC) would not have a significant effect on biodiversity or geodiversity assets.

Population and Human Health

4.4.7 This option would provide greater opportunity to ensure housing is delivered close to where need arises (i.e. to Derby City) as the unmet need would be focused on the DUA in SDDC. On this basis it is likely that this option would have a limited positive effect in respect of SDDC by increasing overall housing choice in this area. This would be balanced against a limited negative effect of reduced overall housing choice in AVBC. In Ripley, where there is an emerging Neighbourhood Plan, a desire has been put forward to see the range of facilities in the town increase and for the town to become more self- sufficient. Decreasing the number of sites within the Ripley urban area may therefore make this desire harder to achieve.

4.4.8 Development at the scale proposed in this option could also contribute towards the improved/extended provision of healthcare facilities in the vicinity of Derby City which could benefit new and existing communities in the northern part of SDDC.

4.4.9 Within AVBC, the removal of sites around one or more of the four main urban areas would be likely to result in the loss of potential benefits from new housing development including local health care and other facilities as well as reduced accessibility to new facilities which would be concentrated in Denby, in other larger sites in Amber Valley and in SDDC.

4.4.10 This polarisation of growth might also result in indirect effects on local communities and community cohesion. Where existing issues are not addressed, there could be a number of negative effects on those areas where proposed development sites are removed, including anti-social behaviour and an exodus of residents to areas where growth and development are planned/happening.

4.4.11 Maximising growth in SDDC would significantly increase the need for schools provision in the Derby Urban Area. The scale of growth would be likely to require the provision of additional primary and secondary schools. Additional primary schools are already planned on the edge of the City at Boulton Moor, Chellaston Fields, Wragley Way, Highfields Farm, and Hackwood Farm. Growth at this level would create the need for further primary school provision beyond that already anticipated in the submitted SDDC Local Plan Part 1.

4.4.12 In respect of secondary schools the submitted Core Strategy for SDDC indicates the need for a further school in the Derby Urban Area later in the Plan period, although this will be considered in detail through the Part 2 Local Plan. Significantly increased growth could trigger the need for earlier delivery of this. However additional growth may also help support the delivery of a new school. Put simply it is unclear whether higher growth in the Derby Urban Area could support or affect the ability of the Local Education Authority to meet their statutory requirement.

4.4.13 The removal of housing sites in AVBC would not be likely to have any notable effects in respect of schools provision. However secondary school development plans have been identified in the Derby HMA Education position statement for the Alfreton area; a reduction in growth could make those plans less viable.

4.4.14 The further provision of homes and related infrastructure could also offer benefits to existing communities in SDDC. However excessive levels of growth could, in some locations, affect community cohesion and the delivery of in excess of 8,000 homes on the urban edge of Derby over a short time frame could negatively affect existing communities.

Material Assets

4.4.15 The allocation of further sites in SDDC could increase the potential for development well related to existing facilities in Derby City. Sites are mostly larger scale than those in AVBC and could therefore contribute to the provision of new services and infrastructure including public transport provision which could further ensure sites are accessible and served by sustainable and non-travel choices. Many of the sites in AVBC are in locations which are poorly served by existing facilities or transport and reduced levels of growth could affect the delivery of additional infrastructure and services in these areas. On balance however it is likely that sites close to the City would provide greater access to new and proposed facilities.

4.4.16 Maximising growth in SDDC is likely to have a positive effect in respect of the local economy, as it would ensure that the local labour market grows in an area well related to existing and proposed employment development in the City. The reduction in growth in AVBC could however reduce labour market growth, which could affect investment into AVBC.

Soil, Water and Air

4.4.17 This option would not have any notable effects in respect of waste generation or in respect of natural resources at the HMA level as the overall housing figure would remain the same. Higher growth in SDDC would increase waste at the District Level. The sewerage network to the south and west of the City is already constrained and the level of growth proposed under this scenario could lead to increased incidence of sewer flooding or the triggering of Combined Sewer Overflows to the south of the City. Unmitigated, these effects would be negative and potentially significant, but higher growth may also provide opportunity to deliver strategic improvements to the foul sewer network. Though, Severn Trent would be required to ensure sufficient capacity is provided through their asset management programme. By shifting the location of development to SDDC, services and facilities would be further away from communities in AVBC. This would be likely to result in increased car journeys and associated air pollution.

4.4.18 The potential removal of sites in AVBC could have a negative effect since it could see some brownfield allocations being removed in AVBC and substituted with greenfield sites in SDDC.

Climatic Factors

4.4.19 Greater development is unlikely to exacerbate surface or fluvial flooding and therefore this option would have a negligible effect. It might mean that the Asher Lane site in AVBC, which is partly located in Flood Zone 3 and partly within Flood Zone 2, could remain undeveloped. However the majority of sites in AVBC are not subject to flood risk.

4.4.20 Focusing growth on the edge of Derby would ensure that growth is well related to existing facilities and well served by public transport services. It could therefore deliver more sustainable travel behaviour and in turn minimise greenhouse gas emissions. This would be in contrast to potential increases in such emissions in AVBC caused by changes in travel patterns and due to the locations of new development.

Cultural Heritage

4.4.21 High levels of growth in SDDC in the Derby Urban Area are unlikely to have any notable effects on cultural heritage features, although localised effects could occur in a number of locations on the urban edge. Development in the vicinity of the City could also offer limited opportunities to improving access to cultural heritage locally. Reducing the level of growth in AVBC is unlikely to have any effect (positive or negative) given that none of the further sites that would be likely to be removed from the Core Strategy have significant heritage constraints

Landscape

4.4.22 The sites in AVBC most likely to be removed from the Core Strategy are those in the Alfreton and/or Ripley Urban Areas located away from the Derwent Valley Mills World Heritage Site and its Buffer Zone. The effects would most likely remain the same as that predicted in the SA for the Core Strategy. The only strategic sites allocated in the World Heritage Site would be those within Belper which already have planning permission. Sites in SDDC most likely to be considered afresh for growth are similarly not constrained by landscape designations but the scale of growth in these areas would have a negative effect on the local landscape. However site design and layout could help ameliorate the worst effects of large scale development on the urban edge.

4.4.23 Higher levels of growth focussed into SDDC would not affect the ability of the City and SDDC to jointly deliver sites proposed at Hackwood Farm, Wragley Way or Boulton Moor and deliver the necessary infrastructure to support housing delivery in both areas.

Having reviewed this option jointly, it is concluded by all Authorities that this is not the preferred approach to meeting the City's unmet housing need.

This option may offer an opportunity to deliver growth adjacent to the Derby Urban Area close to where housing need arises and in locations well served by existing and proposed infrastructure, public transport services and employment land. However there are a number of significant constraints around the City that will limit the opportunities to accommodate growth, for example Green Belt designations to the north and east of the City.

From Derby City's perspective, the concentration of growth into SDDC would have a potentially significant effect on local infrastructure. The probable effect on the City's transport network and the increasing pressure being generated on Derby's schools and health infrastructure are other important factors that constrain what is possible to deliver 'sustainably' within the DUA. To an extent, the effects identified through the assessment are being addressed through the provision of new infrastructure. However, there is a limit to what is possible to deliver before the mitigation proposed is no longer sufficient or deliverable. At present no other proposals have been identified that could provide significant mitigation over and above that identified in the strategy particularly from a transport perspective. This naturally creates a limit to what is appropriate within the DUA. Unconstrained growth around the City would not be appropriate and would, in the view of the Authorities, be likely to lead to a situation where the effects outweigh the benefits

From SDDC's perspective, setting growth in SDDC at 14,400 homes would create a need for the delivery of around 850 homes per annum. Going forward this would require the delivery of new housing development in SDDC each year to be at a level not achieved in the District since 2008. This would present a challenge particularly since significant growth would also occur on cross boundary sites, or sites very close to the District boundary with the City. Representations have been made which suggest a limit to what can be delivered annually in any one 'area' as a result of market forces. On this basis, it would be appropriate for some of Derby's unmet need to be accommodated within AVBC to achieve a sustainable pattern of

housing growth and to actually be able to deliver the HMA housing target given the market's capacity to deliver this level of development.

From an AVBC perspective, the development of land north of Denby is a key component of the Core Strategy, given its regeneration and other benefits and would remain allocated regardless of the extent to which AVBC contributes to meeting Derby's unmet need. Under this option, Denby would contribute to meeting AVBC's own housing need and sites would need to deleted within the 4 main urban areas. The reduction in housing development in other parts of the borough could however have a range of socio-economic effects, such as limiting housing choice and affordability.

Higher levels of growth focussed into SDDC would not affect the ability of the City and SDDC to jointly deliver sites proposed at Hackwood Farm, Wragley Way or Boulton Moor and deliver the necessary infrastructure to support housing delivery in both areas.

Option 2 Maximise Growth in Amber Valley

4.4.24 This option would see AVBC take significant growth over and above the agreed housing target of 7,395 to around 12,700. To accomplish this AVBC would look at its overall housing growth strategy of concentrating the growth around the four main towns with some on the edge of Derby to help meet Derby City's unmet need.

4.4.25 The strategy for housing distribution in the submitted Core Strategy for AVBC is that most of the growth will take place in and surrounding the four urban areas of Alfreton, Belper Heanor and Ripley with the remaining growth taking place on the edge of Derby at Radbourne Lane, Mackworth, on a mixed use site north of Denby and within district centres and local centres.

4.4.26 Whilst maintaining the principles of this strategy the first sites that would be looked at under this option to accommodate the additional growth to meet Derby City's unmet need would be SHLAA sites within the Derby Urban Area (DUA) on the basis that sustainable development principles would guide allocating growth as close as possible to where the need arises. Given that a significant area of the land adjacent to Derby City within AVBC is allocated as Green Belt the sites that would be considered first would be those to the west of the A6 corridor and north and south of the A52 corridors. However the suitability of those SHLAA sites has been assessed in terms of their impact on heritage assets within the area, through the preparation of a Historic Environment Statement by environmental consultants ECUS published in June 2015. This statement concluded that development of these strategic sites would have a significant impact on heritage assets within the area, some of which are designated as being of national and/or international importance.

4.4.27 Given the constraints to further development within AVBC on the edge of Derby City, the next sites that would be considered to meet the additional growth would be around the four main urban areas in the Borough. These would include those sites previously considered as part of the Proposed Changes to the Local Plan Part 1 Core Strategy document that was published for consultation in July 2014. However, these sites would not be sufficient in themselves to deliver the quantum of additional growth, so further SHLAA sites around the four main urban areas would also need to be considered.

4.4.28 This would mean that further sites would need to be considered around the Alfreton, Ripley and Heanor urban areas. Given that there are no SHLAA sites above 400 dwellings in and around those urban areas that are not within the Green Belt, this would require a wider range of sites with capacity of between 80 and 200 dwellings each. Also, the scale of the additional growth required under this option would present a significant challenge in terms of identifying suitable and deliverable sites around the urban areas of Alfreton, Ripley and Heanor. This challenge would mean having to consider both sites adjacent to Derby City and sites within the Derwent Valley Mills World Heritage Site and Buffer Zone, both locations where development could have a significant adverse impact on heritage assets, as set out in the ECUS Historic Environment Statement.

4.4.29 The increase in the housing apportionment to AVBC under this option would logically lead to a commensurate decrease in housing delivery in SDDC to meet Derby City's unmet need. However most of the proposed allocations in SDDC's submitted Local Plan Part 1 already benefit from planning permission.

4.4.30 Sites within SDDC which are not yet committed are mainly located in the DUA at Boulton Moor, Wragley Way, Primula Way (although a third of this site has consent) and Hackwood Farm. Outside the DUA, proposals for 400 homes at both Hatton and Woodville have not yet been determined. Of the uncommitted sites in the DUA, Hackwood Farm, Wragley Way and Boulton Moor are of a cross boundary or co-dependent nature with Derby City. A reduction in the housing target for SDDC may offer potential to look again at the need for these sites. The removal of these sites from the Local Plan could however potentially reduce the level of infrastructure provision that will help support development within the City.

4.4.31 This may lead to less satisfactory or sustainable forms of development on areas currently identified for cross-boundary development. The removal of SDDC's elements of cross boundary sites could, in turn, increase the amount of unmet need to be met outside of the City. Elsewhere in SDDC sites proposed for allocation in the submitted Core Strategy which are as yet uncommitted, are located in Hatton and Swadlincote, both of which are poorly related to Derby City and will deliver locationally specific infrastructure to benefit their wider area which would otherwise not be deliverable.

Biodiversity, Flora and Fauna

4.4.32 Maximising growth in AVBC (and reducing growth in SDDC) would not have a significant effect on biodiversity or geodiversity assets in AVBC, although it is noted that a small number of sites in AVBC are located relatively close to SSSIs (Markeaton Stones is 400m from a SSSI for example). The provision of additional sites in AVBC would mostly have localised effects on Local (County) Wildlife Sites or priority/protected species. Given the scale of sites potentially available, impacts to a number of sites could lead to cumulative effects on biodiversity effects. These effects could be positive or negative as it is acknowledged that in some cases development can create net gains in biodiversity if designed appropriately.

4.4.33 For SDDC, the potential removal or scaling down of development on the edge of Derby could reduce effects on County Wildlife Sites at Hackwood Farm, and the Sinfin Moor Regionally Important Geological Site.

Population and Human Health

4.4.34 This option could potentially allocate housing delivery away from where the need is derived. However it would increase housing choice in the main towns of AVBC. In Ripley, where there is an emerging Neighbourhood Plan, a desire has been put forward to see the range of facilities in the town increase and for the town to become more self-sufficient. Increasing the number of sites within the Ripley urban area may therefore help to support this desire.

4.4.35 For SDDC, a lower housing target as a result of the unmet need from Derby City being maximised in AVBC would not affect the ability of SDDC to meet its own housing need, but housing choice could be significantly reduced. Reduced growth could also restrict opportunities to secure improved/extended provision of healthcare facilities including in the vicinity of Derby City where potential facilities could be lost due to cross boundary sites not having the critical mass to deliver such facilities (for example Hackwood Farm) should sites in SDDC no longer be taken forward for development.

4.4.36 Maximising growth in AVBC could significantly increase the need for schools provision. However it may be more difficult to deliver new primary and secondary schools, or extensions to existing schools with a more dispersed pattern of growth to meet a higher housing target. Many sites are also poorly related to existing primary and secondary schools and would be unlikely to be large enough in themselves to deliver new schools. The provision of many small sites could place pressure on existing infrastructure including roads, waste water and potable water and community facilities. Development would need to be carefully planned to ensure that economies of scale can be achieved where possible.

4.4.37 A reduction in the scale of growth in SDDC (and most likely in the DUA) would reduce the need for the delivery of new primary schools, but could impact the delivery of a primary school on the Hackwood Farm site. This could affect the sustainability/deliverability of the 400 homes located on this site in Derby City. In AVBC the need for primary school expansion has been identified in all four urban areas to accommodate proposed levels of growth. Further amounts of growth may require further expansion. This would present a particular challenge in the south of the Alfreton urban area where it has been identified that it is not feasible to expand existing school sites.

4.4.38 In respect of secondary school provision a significant reduction in the level of growth in the DUA in SDDC could reduce development to a level where a further school may not be required in the Plan period. However this could place significant pressure on existing schools. However where sufficient growth does take place to still justify the delivery of a secondary school, lower levels of growth may be insufficient to fund the delivery of such a facility. In AVBC the further growth under this option may be able to be accommodated through existing secondary schools however other constraints may mean that the growth is not even over the four urban areas and therefore exceeding the existing capacity of those schools, with the greatest challenge again being around the south of the Alfreton urban area.

Material Assets

4.4.39 Higher growth in AVBC would increase the number of sites allocated around the four main towns. This additional growth could support the provision of new infrastructure and facilities in areas which are identified as having constrained access to services, public transport or cycle routes (of which there are a number in the Alfreton / Ripley / Heanor area). However sites in AVBC are more dispersed and of a smaller scale which could pose challenges in generating a 'critical mass' of development that would make this investment viable. Furthermore, this may not fully address accessibility issues where this is related to the distance from facilities rather than a lack of capacity to accommodate growth. Overall however higher growth would present opportunities to deliver new infrastructure to support that growth.

4.4.40 The potential reduction in sites in the DUA in SDDC could make the delivery of key infrastructure necessary to support growth on the southern edge of Derby City challenging. As previously stated this could reduce the sustainability credentials of some sites within Derby and the level of mitigation provided to support growth within the City..

4.4.41 Maximising growth in AVBC may lead to new homes being located away from employment opportunities which either already exist or will be provided over the Plan period in Derby City. This could lead to more commuting and could affect access to local labour where growth is targeted to areas with poor public transport/non-car access to employment areas in the City.

Soil, Water and Air

4.4.42 This option would not have any notable effects in respect of waste generation or in respect of natural resources at the HMA level but higher growth in AVBC would increase waste at the Borough level. A reduction in the level of growth in the DUA could reduce the pressure on the local sewerage network in and around the south and west of Derby City. However, it is unclear whether reduced growth would ultimately have a reduced effect as it could remove mitigation options available to Severn Trent that could be more effective at improving sewerage capacity.

4.4.43 Higher levels of development in AVBC may have localised and potentially detrimental effects on the sewerage network and waste water treatment works in some areas.

4.4.44 A reduction in the quantum of development in the DUA in SDDC could help minimise any increase in traffic flows around the urban edge including the inner ring road which are designated in part as an Air Quality Management Area (AQMA) in the City.

4.4.45 The more dispersed pattern of development that would be required to deliver the higher growth levels in AVBC might have a number of negative effects on natural resources, including through the need to allocate greenfield sites and/or high quality agricultural land. In respect of greenfield land losses, the potential removal of sites in AVBC could have a minor positive effect in SDDC as it would shift development away from an area which is exclusively greenfield and could offer potential to develop previously developed sites in AVBC.

Climatic Factors

4.4.46 Distributing higher growth in AVBC could have two implications. Firstly, some of the sites around the four main urban areas are susceptible to flooding. Secondly, the pattern of growth would be likely to generate increased greenhouse gas (GHG) emissions from vehicles due to increased distances to travel to and from Derby to access employment opportunities.

4.4.47 Sites around Derby in SDDC are generally located in areas at low flood risk (or in respect of Primula Way a flood alleviation scheme to be developed as part of the consented scheme). Diverting development could therefore lead to a greater reliance on sites at flood risk i.e. those in AVBC to deliver the HMA housing target (although clearly any development in such locations would need to be sequentially tested and flood risk mitigated were such sites to be taken forward).

Cultural Heritage

4.4.48 The impact on heritage assets of a number of sites in the AVBC DUA and within the Derwent Valley Mills World Heritage Site and Buffer Zone have been subject to detailed consideration through the ECUS Heritage Environmental Statement published in June 2015, which concluded that development of many of these sites would have a significant adverse impact on heritage assets, some of which are designated as being of national or international importance. For example, planning permission for housing development at Kedleston Road, Quarndon has been refused, following detailed consideration of the impact of the application proposals on a number of heritage assets within the vicinity of the site. High levels of growth focussed in AVBC could have significant effects on heritage assets should they be focused in the DUA. However, the Council have determined that rather than cause potentially significant effects to these assets (and constraints in terms of the Green Belt) that the increased growth proposed by this option would be ideally be allocated in sites away from the DUA and focused on the four urban areas. This should minimise any effect on these sensitive sites, however the scale of development proposed in this option may mean sites having to be allocated that could have an impact on the areas cultural heritage.

4.4.49 The reduction of sites in the DUA in SDDC could potentially have minor beneficial effects as uncommitted sites have limited potential to affect archaeological assets or the setting of listed buildings. At a HMA level, and particularly in AVBC, this option could potentially give rise to significant negative effects. This is due to the fact that whilst the focus is on providing sites in and around the four main urban areas within the Borough, there will become a point where sites in these areas are not deliverable / viable. In this case, the Council would need to look to the DUA and sites in and around Belper to deliver the higher growth although this would by a minor proportion of the overall additional quantum.

4.4.50 Reducing the scale of development around the City in SDDC may reduce access to cultural assets including the Trent and Mersey Canal (from Wragley Way) and Elvaston Castle (from Boulton Moor) by foregoing identified opportunities to deliver improved footpaths and cycle links in the vicinity of the southern edge of the City

Landscape

4.4.51 There is greater potential for negative effects on sites in AVBC in respect of Landscape and Townscape particularly where sites are located within the Derwent Valley Mills World Heritage Site and/or its Buffer Zone, or where they could have a significant effect on the setting of nationally and internationally significant cultural assets such as Kedleston Hall. As discussed previously, under this option the Council would look to allocate further sites in the four urban areas. As these additional sites within AVBC are likely to be smaller and the pattern of development more dispersed this will make a cohesive approach to mitigating landscape impacts challenging and is likely to harm landscape character.

4.4.52 In contrast sites in SDDC around the DUA, or indeed around other uncommitted sites identified as suitable growth in the Submitted Plan are larger scale and located in areas not

subject to local landscape or townscape designations. The potential reduction in growth could reduce the scale of potential landscape effects around SDDC, although it is likely that, at a HMA level, this option could have greater landscape or townscape effects due to the identified sensitivities in AVBC.

Having reviewed this option jointly, it is concluded by all Authorities that this is not the preferred approach to meeting the City's unmet housing need.

This option may offer an opportunity to boost housing delivery in AVBC which may have beneficial effects in respect of delivering new infrastructure, regenerating the Borough, increasing housing choice and potentially supporting inward investment. However the scale of growth coupled with the nature of sites closely related to Derby (which tend to be subject to greater environmental constraints in respect of heritage impacts, flood risk and Landscape in particular) could notably worsen the environmental effects associated with development, compared to growth concentrated on large sites around the DUA as reflected in Option 1.

A significant reduction in new homes required in SDDC, most likely around the DUA could reduce access to labour for existing and future employers in the City as it could dislocate growth away from the City into AVBC, creating issues with accessibly, GHG emissions and potential social cohesion as some of the areas would change their character entirely. It could also significantly reduce the delivery of homes in an area close to where actual need arises compared to other considered options which could lead to less sustainable travel patterns.

In addition, the loss of cross boundary/co-dependent sites in SDDC including at Hackwood Farm. Wragley Way and Boulton Moor could affect the ability of the City to deliver its growth target as it would potentially affect the sustainability/viability of a number of sites in the city and/or the delivery of key cross boundary infrastructure.

Ultimately however, it is clear that in environmental terms this scale of growth would be difficult to accommodate in AVBC without potentially significant environmental effects particularly on its heritage assets. Moreover it would move a very significant proportion of the City's growth to locations which are not well related to Derby. Given the co-dependent nature of many of the uncommitted sites in the DUA it may be difficult, in practice, to remove a number of proposed, but not yet unconsented developments in the DUA as these will be needed to support the delivery of critical infrastructure which, if not delivered could potentially affect growth in Derby City itself and further increase unmet need.

Option 3 Split Based on Proportion of Growth (44% in AVBC 56% in SDDC)

4.4.53 Cumulatively there is a need for 17,000 homes in the HMA outside of Derby of which 9,605 are needed in SDDC and 7,395 homes in AVBC). This Option would represent an apportionment of Derby's unmet need to SDDC of 3,017 dwellings and to AVBC of 2,371 dwellings. This apportionment would be proportionate to the housing need arising within AVBC and SDDC respectively as identified most recently in the sensitivity testing. In relation to Derby's unmet need, SDDC have proposed a contribution of 2,736 dwellings in their submitted Core Strategy, with approval for an increase of up to between 2,934 and 3,013 dwellings whilst the AVBC have proposed a contribution of 2,256 dwellings in their submitted Core Strategy, with approval for an increase of up to between 2,375 and 2,454.

4.4.54 In respect of AVBC the level of provision under this option is higher than the level of growth proposed at the time of the Core Strategy examination, but additional sites have subsequently been proposed, consistent with the overall housing distribution strategy as in the submitted Core Strategy and have been subject to further sustainability appraisal and public consultation.

4.4.55 This level of growth is also higher than that proposed in the SDDC Local Plan Part 1 and considered at examination though SDDC has still at least 600 dwellings to consider through its Part 2 of the Local Plan. In addition supply outside of that proposed through the Local Plan could also contribute towards this higher level of growth

Biodiversity, Flora and Fauna

4.4.56 This level of growth in SDDC would see the City's unmet need, together with some of SDDC's own need, met on the urban edge of Derby. Growth in AVBC to meet the City's needs would mostly be located at Denby and at Radbourne Lane, Mackworth with the remaining coming through smaller sites in towns and local centres that relate well to Derby and in these locations would not give rise to significant biodiversity or geodiversity effects but could have localised effects in some locations.

Population and Human Health

4.4.57 This option would see the bulk of the City's unmet need being delivered in the Derby Urban Area. Within AVBC, this would include development on the edge of the city, including on sites already committed or identified at Radbourne Lane, Mackworth, but with development away from the edge of Derby. This would be Land North of Denby and also in smaller sites in towns and district centres most well related to the Derby Urban Area. This option would potentially support housing choice more widely that either Options 1 and 2 by distributing unmet need across a larger area. This approach could also support the delivery of health facilities (and indeed other infrastructure) across a broader area although it is unlikely that smaller scale sites could, on their own, support the delivery of new health facilities (although they could support the expansion of existing ones) where this option lead to the delivery of many smaller sites rather than strategic level developments.

4.4.58 This option would generate the need for new primary schools in the Derby Urban Area within SDDC at Boulton Moor, Chellaston; Wragley Way; Highfields Farm and Hackwood Farm. It would also create the need for the provision of an additional secondary school for later in the Plan period. An initial consultation has been undertaken already on the potential location of a new secondary school.

4.4.59 It has been identified through the sustainability appraisal that this level of provision would present opportunities to improve access to housing and employment. It would also help to maintain the viability of town centres, which could have knock-on benefits in terms of cohesion, wellbeing and safety. However, higher levels of growth could also put undue pressure on facilities in existing communities, so inappropriate development could widen inequalities in areas of need. It has been recognised that some areas might experience pressure in terms of school places within the Derby Urban Area given the capacity at Ecclesbourne School in Duffield.

4.4.60 The provision of this level of unmet need to AVBC could lead to potential access problems. This would need to be dealt with through the proposed sites making contributions to improve the local road infrastructure. The proposed level of overall growth however provides the opportunity in AVBC to bring forward mixed use schemes that will have positive economic and environmental impacts for the local population.

Material Assets

4.4.61 The greater provision of sites to SDDC could increase the potential for development well related to existing facilities and employment areas in Derby City. Sites are mostly larger scale than those in AVBC and could therefore contribute to the provision of new services and infrastructure including public transport provision which could further ensure sites are accessible and served by sustainable and non-travel choices.

4.4.62 It is recognised that by being heavily constrained around the DUA, AVBC would need to allocate sites for Derby's unmet need in areas that are not as well related to Derby. This will have advantages and disadvantages. Additional growth around the Borough's main towns and a new settlement at Denby could provide opportunity to increase the sustainability of locations subject to development. However at a HMA level this option is likely to lead to increased need to travel as 'Derby's housing' is further away from Derby than it would be if allocated in SDDC on the DUA for example. Locating the majority of growth in SDDC is likely to have a positive effect in respect of the local economy as it would ensure that the local labour market grows in an area geographically close to and connected to existing and proposed employment development in the City such as Infinity Park and Derby Commercial Park.

4.4.63 Accommodating a notable proportion of the City's growth in AVBC could provide access to employment areas to the north of the City but also help to provide employment and housing choice to a wider geography i.e. the four towns.

Soil, Water and Air

4.4.64 The sewerage network to the south and west of the City is already constrained and the level of growth proposed under this scenario could lead to increased incidence of sewer flooding or surcharging. Unmitigated, these effects would be negative and potentially significant albeit reduced compared to Option 1. Though, Severn Trent would be required to ensure sufficient capacity is provided through their asset management programme.

4.4.65 The allocation of unmet need to AVBC could slightly exacerbate issues in the DUA where this is on the edge of the City, but elsewhere localised hydraulic capacity improvements could still be required.

4.4.66 Directing some unmet need outside of the Derby Urban Area could also reduce the significance of air quality impacts on the City's AQMA where it leads to a reduction in traffic flows around the inner ring road. Overall dividing growth between the authorities could have a beneficial, albeit limited effect in respect of air quality particularly in Derby City as it would effectively meet some of the City's housing need away from the urban area.

4.4.67 This option could also provide opportunity to reduce the proportion of greenfield land to be released as it would provide opportunity to regenerate brownfield sites in AVBC not only in Denby but also in and around the four towns. In contrast, uncommitted sites in SDDC are all greenfield and would lead to the loss of greenfield land mainly around the urban edge.

Climatic Factors

4.4.68 Spreading housing growth across the two Authorities would allow both Authorities to avoid sites at greatest risk of flooding, although increased housing provision could be accommodated in the DUA given the limited level of flood risk in this general area.

4.4.69 Meeting some of the City's unmet need in AVBC away from the DUA could lead to increased traffic movements and/or more unsustainable travel patterns where residents continue to access employment and services in Derby City, but the overall negative effects could be mitigated through the provision of new facilities to support development, the development of sites not well related to the City.

Cultural Heritage

4.4.70 Development in the DUA in SDDC at this scale is unlikely to have significant effects on heritage assets although individual sites could have notable localised effects particularly in respect of below ground archaeology or in some locations impact on the setting of listed buildings.

4.4.71 Development in and around the four main urban areas in AVBC would provide the opportunity to regenerate areas and enhance character and minimise effects on the most environmentally 'sensitive' areas of landscape near the Peak Fringe and the parklands of Kedleston Hall and Meynell Langley in the south. There is also the possibility that development could have an adverse impact on the character of the built and natural environments.

4.4.72 Despite the majority of strategic housing sites being identified in the Ripley and Alfreton urban areas, there are some allocated strategic growth sites within Belper, although the smaller scale of growth and the topography of the sites should make it easier to secure appropriate mitigation / enhancement through design.

4.4.73 There are historical buildings and features associated with some of the allocated sites. The setting of which, will be impacted as a result of housing development, but good design could minimise effects so that impacts were only minor. Indeed, a number of site policies require development to be secured that respects and where possible enhances not just the heritage assets themselves, but the setting of these features too.

4.4.74 Although some sites do not fall within areas of sensitivity, development here could still affect the setting and tranquillity of areas due to increased traffic and impacts on views in and out of the most sensitive areas.

4.4.75 Overall this level of growth would lead to sites being allocated that would have some impact on heritage assets however given this impact is significantly lower and more easily mitigated than the large impact of the heritage assets of AVBC that would need to be considered with levels of growth in Option 2.

Landscape

4.4.76 There is greater potential for negative effects on sites in AVBC in respect of landscape and townscape particularly where sites are located within the Derwent Valley Mills World Heritage Site and/or its Buffer Zone, or where development could have a significant effect on the setting of nationally and internationally significant cultural assets such as Kedleston Hall. This option gives a level of growth that allows impacts on those assets to be minimised.

4.4.77 In contrast sites in SDDC around the DUA, or indeed around other uncommitted sites identified as suitable growth in the Submitted Plan are larger scale and located in areas not subject to local landscape or townscape designations. The splitting of growth between AVBC and SDDC could have a potentially more detrimental effect than Option 1 at the HMA level, but could be much reduced compared to Option 2 (which would require AVBC to identify sites in more sensitive locations).

Having reviewed this option jointly, it is concluded by all Authorities that this is the preferred approach to meeting the City's unmet housing need.

Splitting growth with a slightly higher requirement to SDDC which would reflect the less constrained nature of sites in SDDC within the DUA, compared to sites in AVBC.

It would facilitate significant growth in the DUA which would meet housing need arising in both Derby and SDDC which are well related to and accessible to communities living in the City and the northern part of SDDC, but makes some provision for AVBC which could help support it growth and regeneration priorities, but at a level that can be accommodated without significant negative effects on cultural heritage, and the natural environment constraints around the AVBC boundary of the DUA.

At this level of growth both Authorities consider that the housing target (comprising of OAN and the suggested unmet need apportionment) is deliverable over the Plan period. However, even at this level it is a challenge for both councils to demonstrate a 5 year supply but this option gives the greatest prospect of each council demonstrating a robust supply.

The Authorities also consider that some dispersal of development away from the urban fringe on the southern edge of the City could provide greater housing choice, and whilst it is self-evident that need is best met where it arises, the concentration of new developments to a narrow collar of land around the south and west of Derby could restrict housing choice at the HMA level. It is also worth reiterating that representations have been made which suggest there is a limit to what can be delivered annually in any one 'area' as a result of market forces. On this basis the decanting of some of Derby's growth to AVBC continues to be considered an appropriate and sustainable strategy overall.

Accepting that this strategy for apportionment may not be 'as sustainable' in some respects as the delivery of the sites in urban areas well served by existing infrastructure given the nature of the site options, the Authorities consider that this option provides the best fit. Whilst the delivery of this scale of housing will be challenging for both AVBC and SDDC, they consider that this option is deliverable and can be accommodated without unacceptable effects on the City's infrastructure. This option is generally in line with the submitted Plans of the two Authorities when also considering the Committee approvals for increased housing targets.

Option 4 Split Based on Commuting Flows (30 % in AVBC and 70% in SDDC)

4.4.78 In 2008, 18,100 people (5,450 from AVBC and 12,750 from SDDC) commuted out of the Borough/District to work in Derby City[10] area, accounting for 13.9% of all people working in Derby City. As 70% of this out commuting is from SDDC, compared to 30% from AVBC, orientating a greater proportion of growth to SDDC could help to support relatively higher levels of employment growth proposed in the City.

4.4.79 Apportioning housing growth according to this split would set SDDC's overall target at 13,377 dwellings and AVBC's overall target at 9,011 dwellings. This would mean SDDC contributing 3,772 dwellings towards Derby's unmet need and AVBC providing the remaining 1,616 dwellings, which would be a reduction of 750 dwellings in AVBC and a consequent increase in SDDC, compared to Option 3

Biodiversity

4.4.80 Maximising growth in SDDC (and reducing housing delivery in AVBC) at this scale would not have a significant effect on biodiversity or geodiversity assets.

Population and Human Health

4.4.81 Option 4 would provide greater opportunity than Options 2 and 3 to ensure Derby's unmet need is delivered close to where need arises i.e. Derby. On this basis it is likely that this option would have a limited positive effect in respect of SDDC by increasing overall housing choice in the vicinity of the DUA but would be balanced against a potential limited negative effect of reduced overall housing choice in AVBC. It should be noted that the designation of specific sites to meet Derby's unmet need is largely academic. There is no way to control who buys which houses on these sites. It is assumed that in general sites close to Derby would likely attract residents that work in or close to Derby.

4.4.82 Development at this scale could also contribute towards the improved/extended provision of healthcare facilities in or immediately adjoining the City which could benefit new and existing communities in the northern part of SDDC.

4.4.83 Under this option, within AVBC, the land north of Denby would be retained partly on the basis of its potential to contribute to Derby's unmet need and partly on the basis of the regeneration and other benefits that would be delivered at this location. This option would potentially support housing choice more widely that either Options 1 and 2 by distributing unmet need across a larger area. This approach could also support the delivery of health facilities (and indeed other infrastructure) across a broader area although it is unlikely that smaller scale sites could, on their own, support the delivery of new health facilities (although they could support the expansion of existing ones) where this option lead to the delivery of many smaller sites rather than strategic level developments.

4.4.84 This polarisation of growth might result in indirect effects on local communities and community cohesion. Where existing issues are poor and not addressed, or are left to decline, then there could be a number of negative effects including anti-social behaviour and an exodus of residents to areas where growth and development are planned / happening. This could negatively affect areas where development is removed. These effects are likely to be of a greater magnitude than Option 2 and the positives gained from Option 3 would not materialise.

4.4.85 This option would increase the need for schools provision in the DUA. The scale of growth may require the provision of additional primary school places (compared to those set out at Option 3), although this would be dependent on how additional homes are distributed or

[10] LEA data 2008

located in relation to existing and proposed primary schools. In respect of secondary schools the submitted Core Strategy for SDDC indicates the need for an additional school in the DUA later in the Plan period. Further consideration will be given to this in the Part 2 Local Plan, although the County Council has undertaken initial consultation on the location of a new secondary school. It is unclear however whether this level of increased growth compared to Option 3 could trigger the need for earlier delivery of this new secondary school. Put simply it is presently unclear whether higher growth in the DUA could support or impact the ability of local education facilities to meet local need.

4.4.86 The removal of housing sites in AVBC would be unlikely to have any notable effects in respect of schools provision since the sites that would be removed under this option would of provided provision as part of the development.

4.4.87 The further provision of homes and related infrastructure in SDDC could also offer benefits to existing communities in the District. However excessive levels of growth could, in some locations, impact community cohesion and the delivery of in excess of 7,000 homes on the urban edge of Derby over a short time frame may have adverse effect on existing communities.

Material Assets

4.4.88 The addition of further housing sites in SDDC under this option, compared to Option 3, could increase the potential for development well related to existing facilities in Derby City owing to the potential to accommodate further growth in the DUA. Development is likely to be accommodated on larger scale sites than within AVBC and could therefore better contribute to the provision of new services and infrastructure including public transport provision which could further ensure sites are accessible and served by sustainable and non-travel choices.

4.4.89 Similarly, higher levels of growth in SDDC are more likely to have a positive effect in respect of the local economy as it would ensure that the local labour market grows in an area well related to the majority of existing and proposed employment development in the City. The reduction in growth in AVBC could reduce labour market growth, which could affect investment into AVBC away from the City albeit not to the extent as with Option 1.

Soil, Water and Air

4.4.90 This option would not have any notable effects in respect of waste generation or in respect of natural resources at the HMA level but would lead to slightly increased waste generation in SDDC compared to lower growth options. The sewerage network to the south and west of the City is already constrained and the level of growth proposed under this scenario could lead to increased incidence of sewer flooding or triggering of Combined Sewer Overflows to the south of the City. Unmitigated, these effects would be negative and potentially significant, but higher growth may also provide opportunity to deliver strategic improvements to the foul sewer network. Though, Severn Trent would be required to ensure sufficient capacity is provided through their asset management programme. The removal of sites in AVBC would have less significant effects on the sewerage network but would still require infrastructure improvements to deliver additional capacity.

4.4.91 While the majority of the sites lost in AVBC would be greenfield sites some of the potential site losses such as Asher Lane are brownfield. This could see the reduction of growth on previously developed sites in AVBC in favour of greenfield development in SDDC.

Climatic Factors

4.4.92 Greater development is unlikely to exacerbate surface or fluvial flooding and therefore this option is would not have any discernible effect. It could allow for the sites with a higher risk of flooding to be removed from the plan. However the majority of sites in AVBC are not subject to flood risk so effects would be limited.

4.4.93 Focusing growth on the edge of Derby would ensure that growth is well related to existing facilities and well served by public transport services. It could therefore deliver more sustainable travel behaviour and in turn minimise greenhouse gas emissions compared to smaller scale developments in AVBC which are less well related to existing services and may not contribute significantly to the provision of additional facilities.

Cultural Heritage

4.4.94 High levels of growth focussed in SDDC on the DUA are unlikely to have any notable effects on cultural heritage features, although localised effects could occur in a number of locations around the urban edge. Development in the vicinity of the City could also offer limited opportunities to improve access to cultural heritage locally. Reducing the level of growth in AVBC is unlikely to have any effect (positive or negative) given that none of the sites that are likely to be removed from the Core Strategy have significant heritage constraints – the sites that remain would be at Denby and those that are most closely linked to the four main urban areas and would including those already with planning permission within Belper.

Landscape

4.4.95 The sites in AVBC most likely to be removed from the Core Strategy would be those located away from the Derwent Valley Mills World Heritage Site and its Buffer Zone (within the Ripley and/or Alfreton Urban Areas). The effects would most likely remain the same as that predicted in the sustainability appraisal for the submitted Core Strategy. Sites in SDDC most likely to be considered afresh for growth are similarly not constrained by landscape designations but the scale of growth in these areas would have a negative effect on the local landscape. However site design and layout would help ameliorate the worst effects of large scale development on the urban edge of Derby.

Having reviewed this option jointly, it is concluded by all Authorities that this is not the preferred approach to meeting the City's unmet housing need.

This option may offer an opportunity to deliver growth adjacent to the Derby Urban Area close to where housing need arises and in locations well served by existing and proposed infrastructure, public transport services and employment land. However there are a number of significant constraints around the City that will limit the opportunities to accommodate growth.

A concentration of growth into SDDC would have a potentially significant effect on local infrastructure. The probable effect on the City's transport network and the increasing pressure being generated on Derby's schools and health infrastructure are other important factors that constrain what it is possible to deliver sustainable housing development within the DUA. To an extent, the effects identified through the assessment are being addressed through the provision of new infrastructure. However, there is a limit to what is possible to deliver before the mitigation proposed is no longer sufficient or deliverable. At present no other proposals have been identified that could provide significant mitigation over and above that identified in the strategy particularly from a transport perspective. This naturally creates a limit to what is appropriate within the DUA. Unconstrained growth around the City would not be appropriate and would be likely to lead to a situation where the effects outweigh the benefits

Setting growth in SDDC at 13,377 homes would create a need for the delivery of around 787 homes per annum. At this level, taking account of shortfall in provision since 2011 and having regard to the need to provide an appropriate buffer as set out in the NPPF then SDDC District Council would need to be able to deliver a minimum 1,327 homes per annum for the next five years to have a five year supply. This level of growth has not been achieved

at any point since monitoring has been undertaken. Whilst the requirement in the NPPF is to boost significantly the housing supply it has to be acknowledged that this is not considered feasible or realistic to achieve. This option would lead to significant growth occurring on cross boundary sites, or sites very close to the City boundary. Previously representations have been received that suggest there is a limit to what can be delivered annually in any one 'area' as a result of market forces and this has to be considered.

AVBC considers that the site north of Denby remains an important element of their strategy, due to the regeneration and other benefits that the site can delivery, as previously set out in their Preferred Growth Strategy. A lowering of the District's housing requirement would not alter the Council's policy approach to Denby; however, it could reduce housing delivery in other parts of the Borough which in turn could limit housing choice and potentially affordability in areas which received lower levels of growth, such as Alfreton or Ripley. It is considered by the Council that development in the four main urban areas is needed to maintain their roles as key centres for the community and to deliver the economic and other objectives of the Core Strategy and therefore reducing the contribution that AVBC would provide to meet Derby's unmet need, compared to Option 3, would disadvantage the Borough.

Higher levels of growth focussed into SDDC would not affect the ability of the City and SDDC to jointly deliver sites proposed at Hackwood Farm, Wragley Way or Boulton Moor and deliver the necessary infrastructure to support housing delivery in both areas.

A lower level of growth in AVBC compared to that considered in option 1, is unlikely to affect any cross boundary or co-dependent sites in the City.

SECTION 4.5 MITIGATING THE POTENTIAL IMPACTS OF THE PREFERRED SPATIAL OPTION

Table 3: Option 3 Split based on the proportion of growth – Identified mitigation

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Short Term Minor to Moderate (Temporary) Negative Impact Medium to Long Term Minor to Moderate Positive Impact	This option will see over half of Derby City's unmet need located on the urban edge in South Derbyshire. There is potential for impacts on protected species across all sites as well as impacts on County Wildlife Sites and non-statutory regionally important geology sites on some sites on the southern edge of the City. No housing sites would affect biodiversity sites afforded statutory protection in the DUA. Due to the scale of growth proposed and the large scale nature of sites within this option it is likely that some short term impacts during construction from proposed growth would occur. These are likely to be negative and of minor to moderate significance arising from the loss of predominantly agricultural land and impact on protected species or habitats. However temporary impacts from construction could be offset in the longer term by new habitat creation and management. Impacts could be of minor to moderate and positive in the longer term depending on the extent to which biodiversity gain is delivered on site. Positive effects would be supported by the inclusion of a Biodiversity Policy (see submitted policy BNE3) in the Plan.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Moderate Positive Impact	The delivery of around 3,000 homes to meet Derby City's unmet need on the edge of the City would ensure that most homes are provided close to where need is derived. Moreover it could offer opportunity to deliver increased market and affordable housing across the District which will benefit residents of South Derbyshire in respect of housing choice. Impacts would be positive and of potentially moderate significance. At the HMA level housing requirements would be fully met by ensuring that housing targets of the three authorities combined provide for the total HMA housing requirement.
to improve the health and well-being of the population	Minor Positive Impact	The provision of new housing will support the delivery of new, or the expansion of existing healthcare facilities which could be accessible to existing communities in South Derbyshire as well as new residents buying homes in the DUA and could therefore improve healthcare choice. Impacts could therefore be positive although most likely of limited significance. The inclusion of a

		policy around Sustainable Transport could ensure opportunities for new and existing residents to access facilities is secured (see submitted policy INF2). New development will provide for the provision open space and of formal and informal leisure opportunities
to improve community safety and reduce crime and fear of crime	No Effect	No significant impacts are identified.
to improve educational achievement and improve the District's skills base	Uncertain	Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development including housing delivery in the City. However evidence indicates that many primary schools attended by South Derbyshire pupils within the City are at, or close to, capacity and will be unable to fully meet the requirements of new development for the whole of the Plan period without additional capacity being provided. At the same time however, new development could provide opportunities to deliver new, or expand existing facilities although it is unclear in some locations whether existing schools would be able or willing to expand to meet the need for additional pupil numbers. At a secondary school level, it is known that two Derby City schools have expansion room but that a new school in the DUA wider area will still be required in the longer term. As such impacts are considered uncertain. Continued working with relevant partners will help to ensure the effects of significant growth within and adjoining Derby City are mitigated appropriately.
to promote social inclusion and reduce inequalities associated with deprivation across the District	No Effect	No significant impacts are identified.
Material Assets		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor Moderate Positive Impact	Locating around 3,000 homes across a number of sites adjacent or well related to the Derby Urban Area would provide opportunity to deliver new infrastructure and facilities across a range of locations within the DUA. Where new housing sites are proposed then compliance with proposed housing and infrastructure policies proposed in the plan (see submitted policies H12-H18 and INF1, INF2 and INF6) could ensure the new and existing residents gain improved access to new facilities.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Minor Negative Impact	Locating this scale of growth could allow developments to make use of existing infrastructure where capacity exists to serve growth. However in respect of the Derby urban area there are known infrastructure issues in respect of schools capacity, sewerage and highways capacity. In particular, the sewerage network could be negatively affected by growth, although the preparation of an Infrastructure Delivery Plan and continued liaison with Severn Trent will provide certainty over timescales for delivery of new homes. In respect of schools capacity continued working with partner agencies could ensure that new school places are delivered in a timely fashion with secondary provision being considered through the Part 2 Local Plan. Similarly in respect of

		highways provision, then local capacity improvements should be identified in the Plan (see submitted policies INF2 and INF4) for delivery alongside growth to ensure that the effects of new development are minimised.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Minor Positive Impact	The delivery of an additional 3,000 dwellings adjacent or well related to the urban edge could ensure that existing and proposed employment sites (i.e. Infinity Park) to the South and East of the City are well related, and connected to significant new development in the Derby Urban Area in South Derbyshire.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	No significant impacts are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	No significant impacts are identified in respect of existing town and village centres although growth around the DUA could support the delivery of new local centres in the DUA.
to improve the quality of new development and the existing built environment	Uncertain	Impacts would be largely determined by the design and layout of individual sites. Requiring new development in South Derbyshire to conform to a proposed design excellence policy to be included in the Plan (see submitted policy BNE1) could help ensure that new housing development contributes towards improving the quality of the public realm in South Derbyshire.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No significant impacts are identified.
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	No significant impacts are identified.
to reduce water, light, air and noise pollution	Minor Moderate Negative Impact	New development is likely to have a negative impact on the natural environment and could lead, to increase levels of, or incidents of air and water pollution in/around the DUA. It is likely the significance of these can be largely controlled through the detailed design of new development and the delivery of additional infrastructure to mitigate potential effects. Of particular note around the DUA is the potential for new transport related air quality impacts on Air Quality Management Areas (AQMAs) including on the inner ring road. Measures to reduce reliance on car transport set out in a policy (see submitted policy INF2) could help reduce potential effects. Similarly effects of additional growth in the DUA on the sewerage network, could be reduced through the inclusion of measure to reduce potable water use on housing sites (see submitted policy SD3) and to ensure Sustainable Urban Drainage is utilised in all new developments to prevent surface water flows into the sewerage network (see submitted policies SD2 and SD3). Significant effects in respect of noise or light pollution are unlikely to arise as a result of additional housing development in the DUA.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Major	In meeting in excess of half of the City's unmet need as urban extensions in locations well related to Derby City a notable amount of previously undeveloped (greenfield) land will be lost close to the

	permanent Negative Impact	urban edge. Housing development will inevitably lead to the loss of greenfield sites, where there are insufficient sites to ensure growth is accommodated on previously used sites, although coordinated strategies between HMA partners are trying to ensure that access to open space is delivered through developments within and adjacent to the DUA and that key green buffers including the City's Green wedges still provide access to the wider countryside for many communities living close to proposed development. Moreover a policy (see submitted policy BNE4) seeks to protect the best and most versatile agricultural land and direct development to lower quality agricultural land is included in the Submitted Plan..
to reduce and manage flood risk and surface water run-off	No Effect	No significant impacts are identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Negative Impact	New development close to existing urban areas could reduce the need for new residents to travel long distances to access employment and local services compared to development elsewhere in South Derbyshire as homes would be adjacent or well related to Derby City. Nonetheless, in relation to South Derbyshire only, accommodating around 3,000 dwellings in addition to the Districts own housing need to meet the city's unmet needs would lead to increased greenhouse gas emissions. Whilst the development of new homes would, on aggregate have a negative impact against this objective of minor significance, new development would perform better than existing housing stock in respect of energy and water consumption. The effects of this option would be partially reduced by: - Promoting sustainable travel choice and alternative travel options - Ensuring homes are designed to make the best use of resources - Reducing flood risk and the contribution of new development towards flood risk through careful design and inclusion of SuDS - Ensuring provision of appropriate open space and green infrastructure to provide space for flooding, urban cooling and tree planting. Following mitigation residual impacts are likely to be negative but of limited significance.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor Negative Effect	Significant levels of development around Derby have the potential to affect the setting of listed buildings or other heritage features such as ridge and furrow. However effects would range from no overall effect to minor significant effects depending on the implementation of any proposed development. The inclusion of a heritage policy in the Local Pan (see submitted policy BNE2) could help ensure that effects on cultural heritage are mitigated.

to improve access to the cultural heritage of the district for enjoyment and educational purposes	Minor Positive Effect	New development close to the urban edge could help improve local walking and cycling provision and improve accessibility to a number of local heritage assets including Elvaston Castle Park and Garden, Radbourne Hall and the Trent Mersey canal. A policy that (see submitted policy INF2) makes provision for the Authority to seek opportunities to improve public access to heritage features should be included in the Plan.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Short term Negative Landscape Impact Long Term Reduced Landscape Impacts	New housing development in the DUA is likely to take place on greenfield agricultural sites. The retention of landscape elements such as field trees, hedgerows and local landform could help integrate development into the local landscape in the long term and could help reduce the likely effects of development in the short term. Impacts are likely to be most significant during the construction and early occupation of sites, but where appropriate mitigation (mounding, strategic tree planting etc.) is secured it is likely that effects would lessen over time as planting matures. The inclusion of a policy in the Plan to retain key landscape elements in new development coupled with requirements for development to reflect local landscape character could help lessen likely landscape effects (see submitted policy BNE4).

Potential Mitigation Measures Identified During the Review

4.5.1 The Local Plan should include the following to ensure that any apportionment of unmet need towards South Derbyshire is appropriately mitigated:

- the inclusion of a Biodiversity Policy within the Plan to ensure that that development sites deliver a net gain in biodiversity
- a coordinated approach to housing delivery to ensure that Housing Market Area Authorities fully meet housing needs
- the inclusion of a sustainable transport policy which supports the enhancement of existing and the delivery of new walking and cycling routes and public transport infrastructure.
- Coordination with Local Education Authorities and other partners to Plan for the delivery of new secondary education provision.
- the inclusion of a sustainable transport policy and infrastructure delivery policy to ensure that new development is supported by appropriate facilities
- the inclusion of a design excellence policy to ensure that new development contributes to improvements in public realm and make the best use of resources
- the inclusion of policies to ensure the provision of sustainable drainage systems within new developments
- the inclusion of a water efficiency policy to reduce foul flows to the sewerage network
- the inclusion of a policy to protect the best and most versatile agricultural land
- The inclusion of a policy to deliver open space sport and recreation resources.
- The inclusion of a heritage policy in the plan to ensure new development do not have unacceptable effects on cultural heritage facilities and where appropriate contribute towards improving access to cultural heritage resources
- Continued working and coordination with neighbouring Authorities in respect of cross boundary sites, including through specific policy requirements set out in housing policies.

4.6 Difficulties Encountered in undertaking the Sustainability Appraisal

4.6.1 One of the difficulties encountered in the SA process has been in undertaking the assessment of the likely effects of the different options as some effects are likely to be beyond the geographical scope of the South Derbyshire Local Plan as some growth is likely to take place in neighbouring authority areas and will be planned for through the plans of partner Authorities. However, South Derbyshire District Council has undertaken this appraisal work with Amber Valley and Derby City Council's in order that an appropriate understanding of likely effects beyond South Derbyshire's boundary can be fully understood.

SECTION 5: NEXT STEPS AND MONITORING

5.1 Next Steps

5.1.1 The aim of this part of the report is to explain the steps that will be taken up to the point where the three Local Plan documents are adopted, and also to present measures envisaged concerning monitoring.

5.1.2 Subsequent to the current consultation the Council will look to provide this SA Addendum and a summary of responses received during this consultation to the Inspector. The Information included in this addendum report and any consultation responses will then need to be considered through Examination process. Subject to the Part 1 Local Plan being found sound the District Council would look to Adopt the Local Plan.

5.2 Monitoring

5.2.1 At the time of Adoption a 'monitoring framework' will be published that sets out *'the measures decided concerning monitoring'*. At the current stage there is a need to present *'a description of the measures envisaged concerning monitoring'* only. This is included in the Environmental Report Submitted in August 2014. This is available to view at: www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_plan_examination/default

Appendix 1: Appraisal of Options Against South Derbyshire's Sustainability Appraisal Framework

SA Objective	**Option description** Option 1: Maximise Growth in South Derbyshire Option 2: Maximise Growth in Amber Valley Option 3: Split based on the proportion of growth (44% in Amber Valley and 56% in S. Derbyshire) Option 4: Split based on commuting flows (30% in Amber Valley and 70% in S. Derbyshire)	Rank of preference			
	Commentary	1	2	3	4
1. To avoid damage to designated sites and species ((including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and Geodiversity across the District	Maximising growth in South Derbyshire could lead to the further allocation of sites compared to the Submitted Part 1 Local Plan most likely around the west and south of Derby City most likely around Mickleover, Sunnyside or Chellaston. No sites around the edge of Derby would affect a Natura 2000 site, Sites of Special Scientific Interest, National Nature Reserves, or Local Nature Reserves. Further development could lead to the loss of sites which surround or lie adjacent number of county wildlife sites such as Black Osier Woods and Ladybank Wood/Four Acre Plantation at Newhouse Farm, Derby Canal, adjacent to Lowes Farm; Hell Meadow Woodland to the south of Primula Way. Given that no statutory sites would be affected impacts are likely to be negative, but would be unlikely to be significant. No housing sites are likely to lead to the physical loss of wildlife sites. All additional housing sites due to their scale and existing use could have impacts on protected species and habitats. However in the longer term all sites could deliver biodiversity gain consistent with the requirements of the NPPF and hence have a positive effect in respect of this objective. Maximising growth in Amber Valley could lead to reduced housing provision either on the edge of Derby (at Boulton Moor (phases 2/3), Wragley Way or Hackwood Farm) or at unconsented sites in Swadlincote and Hatton. Reduced provision around the Wragely Way site could help protect part of the Sinfin Moor Regionally Important Geological site (RIGS). It should be noted, however that Wragley Way only covers a small proportion of this RIGs and the loss of a small part of the RIGS is unlikely to affect its overall integrity. Nonetheless reduced development around the southern edge of the City may have a minor beneficial effect in respect of geodiversity. Reduced housing provision in the vicinity of the Hackwood Farm site could help safeguard a local wildlife site adjacent to the sites northern edge from disturbance and therefore could have a limited positive biodiversity effect. The removal of sites at Woodville and Hatton would not have any impact on local wildlife sites, although the removal of sites in the National Forest would reduce opportunities to seek National Forest planting. Splitting need (Option 3) would result in growth of a comparable scale to that already proposed by the Part 1 Local Plan. This would see some development in locations which could affect adjacent wildlife sites (Chellaston, Hackwood Farm etc.) Based on Option 4 it is likely that at least one, and possibly more additional sites could be required in South Derbyshire to meet the City's unmet need. No potential additional sites around the DUA would affect any biodiversity of geodiversity sites receiving statutory protection. Nonetheless the effects of this scale of development could be	2	3	4	1

	negative and of limited significance as sites have potential for effects on wildlife sites of local biodiversity value and protected species. Effects could be mitigated through careful design and construction. Post development all sites offer opportunity for biodiversity gain given their current use and scale.				
2. To provide decent and affordable homes that meet local needs	The distribution options are concerned with the allocation of Derby City's unmet need. As such, the options are likely to have limited effects on the provision of housing to meet South Derbyshire's local needs which would be met irrespective of how the City's unmet need is to be delivered. The delivery of additional sites within South Derbyshire to meet the City's unmet needs could lead to the provision of additional sites around the southern or western edge of the City given the Authority's preferred distribution strategy. The further provision of sites would not alter the ability of South Derbyshire to meet its own housing need, but could provide limited benefits to South Derbyshire's residents by providing greater housing choice. This option could provide greater HMA wide benefits, however as it could potentially facilitate the provision of new homes close to where actual need arises At least two additional large sites in the DUA would be required to fulfil this option. Option 2 would see some, as yet uncommitted growth reallocated to Amber Valley. Sites which currently do not benefit from planning consent around the Derby Urban Area include Hackwood Farm, Wragley Way and Boulton Moor (phase 2/3) or outside of the DUA at Broomy Farm (Swadlincote) and land North East of Hatton. Any loss of specific sites would not undermine the ability of the Plan to fully meet South Derbyshire's own objectively assessed housing need, but the loss of some DUA sites could affect how Derby City would meet its own housing target. Splitting need equally (Option 3), would be broadly consistent with the apportionment set out in the Part 1 Local Plan submitted in August 2014 and could be met through the strategy set out in the Submitted Plan. Option 4, would require the addition of at least 1 large site or a number of smaller sites be delivered on the edge of the City compared to the submitted plan. South Derbyshire's OAN would be met irrespective of the proportion of the City's unmet need allocated to South Derbyshire. Additional housing provision could provide limited benefits by providing South Derbyshire's residents with greater housing choice and could most likely ensure the majority of the City's unmet need could be accommodated in the DUA.	1	4	3	2
3. To improve the Health and Wellbeing of the Population	Given the allocations are concerned only with Derby City's unmet need the effects on health and wellbeing for the District's residents are likely to be limited irrespective of the quantum of growth as additional healthcare facilities and capacity to fully meet South Derbyshire's healthcare needs will be delivered alongside housing development for the District. Health care infrastructure delivery is likely to increase in line with the provision of additional housing sites and therefore Options 1 and 4 could support the expansion of healthcare services in the vicinity of the City or deliver new facilities (including on cross boundary sites), which could increase choice for the South Derbyshire's residents particularly those who live in the northern part of the District and access healthcare services in the City.	1	4	3	2

	Allocating higher level of growth to Amber Valley (Option 2) would likely result in some of the City's unmet need being dispersed away from the City edge in South Derbyshire to locations in Amber Valley. This could potentially reduce accessibility (and hence choice) for South Derbyshire's residents and may undermine the delivery of healthcare provision on a number of cross boundary sites including Hackwood Farm. However, there remains significant uncertainty over whether uncommitted DUA sites will be required to deliver any new facilities. Option 3 would provide some flexibility to expand healthcare infrastructure in and around the City as it would provide for broadly half of the City's unmet needs to be met in South Derbyshire. Clearly where additional infrastructure is provided either on site, or within the City to support this growth these facilities could be accessible to existing and future South Derbyshire residents.				
4. To improve community safety and reduce crime and fear of crime	Sites on the edge of South Derbyshire would all perform similarly in respect of this objective as no sites are identified as being significantly affected by specific crime or safety issues (i.e. no sites are derelict or have been identified as having significant issues regarding highways safety or antisocial behaviour).	-	-	-	-
5. To improve educational achievement and improve the District's Skill base	Maximising growth in South Derbyshire could have an uncertain effect. This is because large scale growth could create the need for additional schools provision including within the City itself. Depending on the scale of growth, its relationship to existing and potential new schools sites, the mix of housing sites selected and their viability this could help deliver additional new school places (either as extensions or new sites) which could benefit existing communities in South Derbyshire. However growth could also place greater demands on existing schools to an extent that it could negatively affect access to local schools. Maximising growth in Amber Valley could also have an uncertain effect given that it could divert potential growth away from Derby Urban Area which could potentially undermine the ability to deliver new schools to meet expected long term needs both within and around the City. Apportioning the City's unmet need equally between the two Authorities (Option 3) or assigning a larger share of growth to South Derbyshire (Option 4) would also have uncertain effects which are likely to be determine by a range of factors including the timing of growth, the ability of existing schools to accommodate further growth, the location of schools and their catchment areas etc. The Council are continuing to work with the Local Education Authorities for the City and County and local schools to resolve school placement issues although responsibility for school place planning lies with the Local Education Authorities.	-	-	-	-
6. To promote social inclusion and reduce inequalities associated with	Given the allocations are concerned only with Derby City's unmet need direct effects on social inclusion and inequality are likely to be very limited. That said changes to apportionment could have minor beneficial effects in respect of providing greater housing choice for residents living in South Derbyshire with higher growth options most likely to deliver the greatest benefit.	1	4	3	2

deprivation across the District.					
7. To improve local accessibility to healthcare, education and employment, food shopping facilities and recreational resources (including open spaces and sports facilities) and promote health and sustainable travel or non-travel choices.	Maximising growth in South Derbyshire could help support the delivery of additional facilities and services which could ensure new, and in some case existing communities, have greater access to facilities either as part of new developments or in existing locations. Areas most likely to affected by additional housing delivery would be to the south or west of the Derby Urban Area, this would be in addition to existing committed and proposed growth allocated in the Submitted Local Plan at Boulton, Chellaston, Stenson, Littleover and Mickleover. However very large scale growth in South Derbyshire coupled with growth in the City could also place existing facilities under greater pressure and may lead to longer travel times where facilities become overwhelmed or closed to new residents. On balance, given the need for new development to support the delivery of new facilities to meet its own need; the expansion of existing employment land already committed and proposed in the DUA and having regard to the expansion of existing facilities which would increase local choice effects would be beneficial and likely to be greatest for higher apportionment options. Maximising growth in Amber Valley could lead to new investment in facilities being reduced around the edge or in the City compared to levels proposed through the Submitted Plan. However, even at reduced levels of growth, sufficient new infrastructure and facilities would be accommodated to meet South Derbyshire's and any element of the City's unmet need. A reduction in the number of new homes being accommodated in the DUA could also ease pressure on existing facilities and services compared to higher growth scenarios. However significantly reduced levels of growth could have negative effect on a number of cross boundary sites (and the facilities to be delivered on these) as it could undermine the delivery of new proposed transport routes (Wragley Way) or new facilities on or infrastructure on sites at Hackwood Farm and Boulton Moor Phase 2). Impacts of this option are therefore uncertain. The apportionment of growth broadly equally between Amber Valley and South Derbyshire would provide opportunities to deliver new or improve existing services and facilities dispersed around the edge of the City (including in locations already well served by public transport) and well related to community facilities and jobs including at Boulton Moor, Chellaston, Sinfin, Littleover and Mickleover as proposed in the Part 1 Local Plan. This option could therefore make a notable contribution towards improving accessibility to new communities and those living in villages close to Derby in South Derbyshire. Overall effects would be positive and of minor even or moderate significance depending on the infrastructure and facilities to be accommodated on respective sites. Option 4 would perform similarly to Option 1, although would see some reduction in the overall level of growth in South Derbyshire, and therefore the additional infrastructure and facilities to be delivered alongside growth.	1	4	3	2
8. To make best use of existing infrastructure and reduce the need	Option 1 would most likely meet Derby City's unmet need adjacent to the existing urban edge reflecting South Derbyshire's preferred distributional strategy. Sites to meet this additional need are likely to be strung out along the southern edge of the City with sites additional to the Submitted Local Plan likely to be located to the west and south of the City. Growth to the west of the City in particular would be less well related to employment sites which are mainly	3	4	1	2

to travel and increase opportunities for non-car travel (public transport, walking and cycling).	located to the south and east of Derby City. Large scale growth could negatively affect the strategic and local highways network. This option would also increase pressure on the sewerage infrastructure which is known to be under pressure on the southern and western edge of the city owing to a lack of existing capacity and the need for sewerage to be piped to the Waste Water Treatment Works (WwTW) near Spondon. Significant improvements to the sewerage network would therefore be required to support very large scale growth on the edge of the City in South Derbyshire. However in the short term growth could exacerbate identified sewer flooding incidences and use of combined sewer overflows to the south of the City. Overall impacts would be negative and of potentially minor to moderate significance depending on the exact timing and combination of growth and future infrastructure improvements. (It should be noted however that new infrastructure could create the additional capacity to accommodate this growth in the longer term (for example A38 improvement works, investment in sewerage infrastructure during AMP6/7/8 investment periods etc.). Maximising growth in Amber Valley could notably reduce the scale of growth on the Derby fringe in South Derbyshire or elsewhere in South Derbyshire). This would help minimise additional pressures on existing infrastructure, however some growth to meet South Derbyshire's need would still take place around the edge or close to the City and this could still affect the local transport network and sewerage network. Those developments that would remain to be built on the edge of the City (i.e. committed sites) are (or would be) generally well served by public transport given their proximity to existing housing sites in the City as well as community services and facilities. For example Boulton Moor would be served by a new local centre and Park and Ride site; Stenson Fields and Primula Way is well related to Sinfin District Centre, whilst Highfield's Farm and Chellaston would be served by new facilities such as shops, schools, private childcare etc.). Overall, however a reduction in growth would see potential new infrastructure such as the South Derby Integrated Transport Link, bus priority measures on the A6 as well as other localised transport improvements being potentially forgone which may affect the wider sustainability of sites in the DUA. Overall a reduction in delivery would have an uncertain effect. Splitting growth would have a potentially negative effect against this objective. This is because higher levels of growth would place additional demand on existing infrastructure around the edge of the City. Like options 1 and 4, however new infrastructure could create the additional capacity to accommodate this growth in the longer term (for example delivery of South Derby Integrated Transport Link, bus priority measures on the A6 , proposed A38 improvements investment in sewerage infrastructure during AMP6/7/8 investment periods to accommodate growth etc. Option 4 would perform similarly to Option 1. Although the exact scale of effects may be reduced depending on the timing and combination of development proposals to meet a higher proportion of the City's unmet need. Impacts against this SA objective would be negative but would be less significant than Option 1.				
9. To achieve sustainable and stable levels of economic growth	Maximising growth in South Derbyshire would provide new homes close or relatively close to existing and proposed additional employment land in and adjacent to the City and would support local businesses by providing access to a growing labour market. Large scale growth could also support local businesses in South Derbyshire especially those in the retail or construction sectors. Impacts would be positive but of limited significance given that this appraisal is	1	4	3	2

and maintain economic competitiveness	concerned with the effect of housing sites. Lower growth options (in respect of the City's unmet need would have a proportionately reduced effect. Option 2 could have a limited(and potentially negative effect) where it leads to growth being met in Amber Valley according to their own distributional strategy (ie with growth focused on main towns away from the DUA and large scale employment provision in the City)				
10.To diversify and strengthen local urban and rural economies and create high quality employment opportunities	All apportionment options are likely to have no significant effect against this objective as they are primarily concerned with housing delivery.	-	-	-	-
11.To enhance the vitality and viability of existing town and village centres	All apportionment options are likely to have no significant effects against this objective given South Derbyshire distributional strategy. This is because growth to meet the City's unmet needs in South Derbyshire would be mostly likely met on the edge of the city it is likely that this growth would look towards the City's Local and District retail facilities rather than those in the villages or Swadlincote in South Derbyshire. Notwithstanding the above a number of local centres are planned in the consented housing schemes at Boulton Moor, Chellaston Fields and Highfields Farm. However these sites are likely to be delivered in the absence of the Plan given that they benefit from planning consent.	-	-	-	-
12.To improve the quality of new development and the existing built environment	Irrespective of the apportionment of Derby City's unmet need new housing on the edge of the city would have an uncertain effect against this objective. Sites on the edge of Derby City (committed or otherwise) are all greenfield urban extensions rather than derelict or underused sites and their performance against this objective would be mainly dependent on how schemes are designed and built out rather than the scale/apportionment of growth proposed. To date only a small proportion of committed sites benefit from full planning consent and the detail of most consented schemes remains to be determined through reserved matters or conditions.	-	-	-	-
13.To minimise waste and increase the reuse and recycling of waste materials	New development is likely to increase waste generation in aggregate terms, with higher growth options (1 and 4) most likely to lead to the greatest increase in waste generation. Option 2 would lead to the smallest increase in additional waste generated. However the quantity of waste collected by Local Authorities (from local homes and businesses) is relatively small compared to other waste streams with only around 10% of all waste coming from this source in Derby and Derbyshire. On this basis a slight variance in waste volumes related to accommodating any scale of the City's unmet need is unlikely to be significant in the context of overall waste generation at a District level and imperceptible at the County level. No waste generation issues have been identified concerning any of the specific sites on the edge of Derby in South Derbyshire. Moreover the ability of sites to contribute to recycling and reuse of waste would be dependent on their design and layout (i.e. being designed to accommodate space for bin storage, the inclusion of bring sites etc). All apportionment options are likely to have very limited effects against all options. The nature of effects could be partially	2	3	4	1

	mitigated through the design/implementation of sites.				
14.To promote sustainable forms of construction and sustainable use of natural resources.	New development would lead to a general increase in resource use, although this would be greatest for Options 1 and 4 and least for option 2. Options 3 would have an intermediate effect. However in all locations new homes would be relatively well related to existing facilities and services, or would be expected to provide further services. Moreover new sites would be generally well served by public transport services already serving the City or surrounding area. Coupled with this, new homes would be built to modern energy and water efficiency standards and would support the efficient use of resources compared to the existing housing stock in South Derbyshire. No sites on the edge of Derby, or elsewhere in South Derbyshire have been identified as likely to the sterilisation of commercially viable minerals resources. Overall the delivery of new housing in any proportion is unlikely to have any significant or discernible impact against this objective.	2	3	4	1
15.To reduce water, light, air and noise pollution	Option 1 (Maximise Growth in South Derbyshire) could lead to increase incidents of sewer flooding and sewer overflows on the southern edge of Derby City owing to the existing lack of capacity in the local sewerage network. Additional growth in all locations could increase such occurrences but could be particularly significant to the west of the City as foul flows would have to be conveyed across the City to reach the treatment works at Spondon. In addition large scale growth to the south of the City could exacerbate air quality within the City including on AQMAs located on the Inner Ring Road around Chellaston, Sinfin and Littleover areas. The unmitigated impacts of this option would be negative and of moderate to potentially major significance. However, impacts could be significantly reduced through the appropriate timing and phasing of developments and the provision of new infrastructure. Option 2 (Maximise Growth in Amber Valley) would lead to lower levels of growth, with uncommitted sites to the east and the south of the City most likely being replaced by development in Amber Valley (this option could also provide limited opportunity to remove sites further afield in South Derbyshire on uncommitted sites at Hatton and Woodville). However given the number of existing commitments growth would still occur on the Derby urban fringe at Littleover, Sinfin, Chellaston and Boulton Moor and some of this growth could meet the city's unmet need. These sites would affect air quality in the City owing to increases in traffic flows through main transport corridors, and increased flows into the foul sewer network. Impacts from this option would be negative and of potentially moderate significance. Splitting growth broadly equally, between Amber Valley and South Derbyshire would see growth located around Boulton Moor, Chellaston, Sinfin and Stenson, Littleover and Mickleover as set out in the Council's submitted Plan in August 2014. This level of growth across the southern edge of South Derbyshire would increase traffic flows into the City and could exacerbate air quality issues on the City's AQMAs along the inner ring road, although effects may be partially moderated by the provision of new transport infrastructure . It would also exacerbate known capacity issues in Derby City's sewerage network, although again effects could be mitigated through the provision of new sewerage infrastructure. Option 4 would perform similarly to option 1 although given the slightly reduced level of growth would lead to a commensurate reduction in the likely effects. Moreover the magnitude of negative effects would be largely determined by the number and combination of sites identified to meet higher levels of growth, their phasing and the mitigation				

	possible to support any further development. No options are likely to have significant effects in respect of noise and light pollution subject to appropriate design of schemes.				
16.To minimise the irreversible loss of undeveloped (greenfield) land	Maximising growth in South Derbyshire would lead to notable further losses of previously undeveloped (greenfield) land assuming that additional growth to meet the City's unmet need is accommodated in the DUA where all additional sites are greenfield in nature. Option 2 would still lead to some greenfield losses as a proportion of growth to meet the City's unmet needs is already committed. However the overall scale of impacts would substantially reduced compared to higher growth options. Splitting growth between South Derbyshire and Amber Valley (Option 3) would lead to notable greenfield land losses mainly around the eastern and southern part of the City at Boulton Moor, Chellaston, Sinfin/Stenson and Littleover, although some losses would also occur at Hackwood Farm (Mickleover) to the south west of the City Option 4 would most likely perform as Option 3 but could see further greenfield land losses elsewhere in the DUA, for example to the south and south west of the city on one or more greenfield sites. All options would lead to the permanent loss of greenfield land.	2	3	4	1
17. To reduce and manage flood risk and surface water run-off	Maximising growth on the edge of the City is unlikely to have any notable effects on flood risk and surface water run off given that most identified sites on the southern edge of the City are either located in Flood Zone 1 or have been consented and include measures to reduce flood risk on site to an acceptable level. On all sites run off would be retained at greenfield run off rates or better and sites would be expected to not increase flood risk elsewhere consistent with national policy asset out in the National Planning Policy Framework (NPPF). Similarly reducing the scale of growth or splitting growth between the Authorities is unlikely to lead to any discernible effects against this objective given the nature of the sites. All options would therefore have no significant effect against this objective.	-	-	-	-
18.To reduce and manage the impacts of climate change and the District's contribution towards the causes	Maximising growth on the edge of Derby City would increase the District's housing target by up to 50% (against the District's OAN) up to the period to 2028 where Derby City's unmet housing need was maximised in South Derbyshire. Growth at this scale would add notably to the number of households and transport generation in the District. Notwithstanding this fact locating development close to existing facilities and services in Derby City close to where housing need arises would help lessen effects of development in respect of this objective. Overall, however higher level of growth would perform more negatively against this SA objective. Maximising growth in Amber Valley would reduce the overall amount of growth in South Derbyshire, which in turn would reduce the emission of climate change gases associated with housing and transport. However a notable amount of growth would still take place to the east and south of the City on committed sites with some of this growth meeting the City's unmet need.	2	3	4	1

	Option 3 would see slightly higher levels of growth with around half of the City's unmet needs accommodated in South Derbyshire. At this level around a quarter of South Derbyshire's overall housing target would be comprised of homes to meet Derby's needs. Clearly additional homes would increase carbon emissions associated with heating and lighting as well as increase transport usage in the District. Impacts at this level would be negative. Option 4 would lead to the majority of the City's unmet need being accommodated on the edge of the City in South Derbyshire. Impacts would be negative, with the scale of effects being less then Option 1, but greater than option 3. .				
19. To protect and enhance the cultural, architectural and archaeological heritage of the District	Higher levels of growth in South Derbyshire consistent with Option 1 could lead to further growth to the south and west of the City. Development in these locations could have limited potential to affect the setting of listed buildings or affect other heritage features such as ridge and furrow. Overall this option could range from no overall effect to having a potentially negative impact of limited significance depending on the design and implementation of development and precise location. Option 2 (Maximise growth in Amber Valley) could see a reduction in the level of growth mainly to the south and east of Derby's urban edge. Reduced provision in this broad location would still result in growth on committed sites such as Boulton Moor or Chellaston which could affect the setting of local heritage assets. Like Option 1 effects from this scale of growth could range from no overall effects to having a limited negative effect. Options 3 would be broadly consistent with the provisions of the Part 1 Local Plan. It would allocate a range of sites across the southern edge of the City chiefly around Boulton Moor, Stenson Fields, Chellaston and Littleover (all consented) with additional sites at Boulton Moor and Sinfin and Hackwood Farm. Overall both options could have no overall effect or a potentially negative effect depending on the design and implementation of individual developments. Options 4 could have no, or a limited negative impact, in respect of this objective, the scale of effects would be dependent on how developments are designed and implemented.	4	1	2	3
20.To improve access to cultural heritage of the District	Option 1 would most likely lead to further development to the west and south of the City. Further development in these areas could offer opportunity to improve the local footpath network and could offer opportunity to connect to local heritage and cultural assets around the edge of the City (sites to the west could connect to existing PROWs network and Radbourne Hall and beyond). Development to the south of the City around Chellaston and Sinfin could offer potential to connect to the Trent and Mersey Canal as well as potentially support the reinstatement of the Derby to Sandiacre Canal (now a wildlife site lying to the west of Chellaston). Development to the east of Derby City would support access improvements to Elvaston Castle Historic Park and Garden. Overall higher levels of growth could have a limited beneficial effect in respect of this objective Option 2 would potentially lead to the loss of sites which could improve local access to nearby heritage and cultural assets in some locations, however even at reduced growth levels some improvements in respect of this objective could be delivered, For example committed sites around Chellaston would improve local access to the Trent and Mersey Canal, whilst committed development at Boulton Moor could improve local access to Elvaston Castle. A	1	4	3	2

	reduction of sites elsewhere away from the DUA would have no or limited effects in respect of this objective. The site at Broomy Farm is however located in the National Forest. Based on Option 3 new urban extensions would be built around Boulton Moor, Chellaston, Sinfin, Stenson Fields, Littleover and Hackwood Farm. This widespread dispersal of growth set out in the Part 1 Local Plan would secure further improvements to the local footpath network across the edge of Derby City in South Derbyshire. These improvements could have a limited beneficial impact against this objective by improving footpaths and other routes to heritage assets lying close to the edge of the City including Elvaston Castle, the Trent and Mersey Canal and Radbourne Hall. Option 4 is likely to perform similarly to Option 1, with greater opportunity to connect the southern and western edge of the City with local heritage assets in South Derbyshire.				
21.To Conserve and enhance the District's landscape and Townscape Character.	Option 1 (Maximise growth in South Derbyshire) could lead to the allocation of further sites to the south or west of Derby City in addition to those proposed through the Part 1 Local Plan Submitted in 2014. Some landscape to the south and west of the City is identified as having a higher degree of sensitivity in the County Council's Areas of Multiple Environmental Sensitivity which accompanies the Landscape Character of Assessment published by the County Council in 2013. However, there are no locally or designated landscaped around the edge of Derby in South Derbyshire. This level of growth would have a detrimental effect although this could be partially ameliorated by the dispersal of sites. Option 2 would see the apportionment of the City's unmet need focussed primarily on Amber Valley. For South Derbyshire this could lead to reduced levels of growth compared to those proposed in the Submitted Plan. However even accommodating a limited level of the City's unmet needs could have a detrimental effect on the local landscape. Option 3 and 4 would perform similarly to Option 1 with options all requiring additional sites in varying combinations and locations. However all sites would be subject to similar issues, with effects most likely to be of local significance given the lack of landscape or townscape designations around the edge of Derby City and the lack of landscape defined as sensitive through the AMES work. Effects would therefore be of local significance only and are therefore likely to negative and of potentially limited significance.	2	3	4	1
Summary: The issue of the allocation of sites throughout the HMA is a complex one. It ties in not only complexities of geography and demographics but also the deliverability and viability of three Local Plans. In respect of South Derbyshire higher growth options perform better in terms of social and economic aspects, whilst the lower growth options are likely to lead comparatively reduced environmental effects.					

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Appendix 2: Appraisal of Options Against Amber Valley's Appraisal Framework

SA Objective	**Option description** Option 1: Maximise Growth in South Derbyshire Option 2: Maximise Growth in Amber Valley Option 3: Split based on the proportion of growth (44% in Amber Valley and 56% in S. Derbyshire) Option 4: Split based on commuting flows (30% in Amber Valley and 70% in S. Derbyshire)	Rank of preference			
	Commentary	1	2	3	4
1. To ensure that the present and future provision of housing within the Borough is in line with local needs.	Option 1 would take all of Amber Valley's unmet need (bar Radbourne Lane) into South. Derbyshire. It is considered by the Council that the regeneration of Denby is a cornerstone of the Core Strategy and thus would remain allocated. This would mean that there would likely be a reduction in the unmet need distributed to the four towns. Indirectly, there would be a borough wide reduction in housing provision, this might limit choice and have an effect on housing affordability in the borough. The shift of growth from the four towns to Denby (likely to be from Alfreton (including Somercotes, Riddings and Swanwick) and Ripley Urban Areas) would mean that these areas would see less of a benefit from development. These conclusions are based on the assumption that whilst Derby's unmet need is ostensibly allocates to sites such as Denby, there is no certainty that market houses will be bought by those linked to Derby. An overall reduction in housing might then lead to negative effects identified above. Option 2 would add to Amber Valley's total housing allocation and require further sites to be allocated in their Core Strategy. These sites in the first instance would likely be those closely linked to Derby and therefore in the DUA. However, the sites that have been identified in this area are highly constrained by both the Derwent Valley WHS but also Green Belt. It is likely that further sites would be identified in areas less well related to Derby but in line with Amber Valley's preferred spatial strategy i.e. in the four towns of Alfreton, Belper, Heanor and Ripley. Given the geography of Amber Valley, the additional growth would be allocated in a large number of small sites (circa 100 dwellings or less) rather than fewer large sites as might be the case in South Derbyshire. This would then focus development away for those areas geographically well linked to Derby potentially flooding the local housing markets with inappropriate development (e.g. tenure and house sizes). Option 3 offers a more balanced approach and would include development at Denby - the local authority considers that the allocation of a strategic mixed-use site at Denby (which is already allocated for mixed-use development in the adopted Local Plan) can make a significant contribution to meeting the objectively assessed housing need in the Borough. It also takes some of the pressure off the Green Belt land surrounding the main towns, particularly Belper. Option 4 would see a significant proportion of the Derby City unmet need go to S. Derbyshire but a fair proportion remain. In this scenario, Denby would be retained but sites such as those in Alfreton that are not well linked to Derby City would not be allocated. All the options should enable Amber Valley to meet its OAN however; some options may serve to distort the housing market in Amber Valley. Option 1 may result in reduced housing options and affordability whereas Option 2 may result in over-	-	-	-	-

	supply of inappropriate housing in less sustainable areas.				
2. To improve the health and wellbeing of local people and reduce health inequalities across local communities, including better access to recreational sites and facilities	The key is to ensure that cumulatively, recreation sites and other facilities are able to meet the combined demand. Indirectly there may be issues in terms of lack of provision (where a site is allocated away from Amber valley wider regeneration goals my not be achieved) or over demand (additional sites allocated may over burden transport and services and facilities). It is likely that under Option 1, Denby would be allocated as the site is a cornerstone of the Council's Core Strategy. This would mean that sites in and around the Alfreton and Ripley Urban Areas would be removed from the plan. The benefits of retaining Denby would be kept(iImprovements to local infrastructure and so on) but the benefits to Alfreton and Ripley would be lost (potentially community facilities) Under Option 2, should further sites be allocated in AV, these are likely to be around Belper / Somercoates / Ridings. These areas have issues in terms of access to a GP, proximity to a cycle network and to Local Wildlife Sites. Development can bring positive effects to the areas considered, and it is possible that the if site constraints can be met that the four towns would benefit from better facilities and services as a result of greater development activity. Option 3 would see growth slightly skewed to S. Derbyshire and thus would affect the sites in Amber Valley to a lesser extent (i.e. less sites would need to be reallocated form AV to S. Derbyshire). Therefore any effect on this option would essentially be proportionality less than that for Option 1. Option 4 would also likely maintain Denby as a strategic site but the option would still have the effect of isolating development gains in Denby and not addressing the shortcomings in other areas of Amber valley (the four towns). This may exacerbate inequality across the borough. The key consideration for this objective is what the effect of removing sites will have on Amber Valley. It could be argued that removing sites would have a positive effect through avoiding impacts that would otherwise have occurred. However, the opposite could also be argued in that the positive effects of development would not then be felt by Amber Valley (e.g. community facilities, high quality housing, economic growth and so on). In this sense, a balanced option that delivers development and growth without sacrificing opportunities or the environment would be preferred (Option 3).	4	2	1	3
3. To provide better opportunities for maintaining and expanding the Borough's Green Infrastructure and protecting its greenspaces.	It is not certain that these options would affect the expansion of the Borough's Green Infrastructure. It could be argued that Option 1 would protect environmental assets by not developing certain sites, Option 2 and 3 would put pressure on greenfield sites. However, green infrastructure is as much about protection as it is enhancement and connectivity. In this regard Option 1 may have negative consequences as there would be less development that could serve to enhance / develop green infrastructure (as with Option 4). However, much is dependent on site design and negotiation with applicants over planning conditions and as such the effects of these options are uncertain at this stage.	-	-	-	-
4. To reduce crime and the fear of	If the development at Denby is priortised and other towns 'lose out' in terms of receiving growth then there may be an effect on community cohesion amongst communities in the four towns (i.e. that the positive effects of development are being	-	-	-	-

crime and promote safer and more cohesive local communities across the Borough	focused on Denby). Conversely should unsustainable levels of development be allocated to the four towns then this may put pressure on the local communities. Much is dependent on site design and there is the added uncertainty of not knowing what exact make-up the developments will have in terms of meeting Amber Valley's need vs. DCC (i.e. would some towns become Derby dormitories or would Derby's unmet need be 'pepper potted' and better integrated?) and as such the effects of these options are uncertain at this stage.				
5. To conserve and enhance levels of biodiversity and the quality of their habitats across the Borough.	Under Option 1, maximising the growth in S. Derbyshire would have the effect of removing some sites from the plan, these would likely be those around Alfreton and Ripley Urban Area as these are the sites that are least well related to Derby. This might have a positive effect in terms of the allocated site at Outseats Farm as potential issues were raised with regard to its proximity to Local Wildlife Sites (although it is understood that this site has been granted outline planning permission). Maximising growth in AV would mean allocating further sites in AV which have been identified as less sustainable then the preferred option. The areas likely to be allocated further growth would be the four towns but specifically around Alfreton, Heanor and Ripley. The areas where development may occur are not constrained by nationally or internationally designated sites for biodiversity, however there are some Local Wildlife Sites that might be affected. It is therefore considered that there are unlikely to be significant effects on this objective through Option 2 (and this applies to Option 4). In terms of effects on biodiversity, it is unlikely that any of the options would result on a significant effect given that the primary sensitive areas to be affected are Local Wildlife Sites. In this context, Option 1 could be seen as the most preferred given that there is the potential to remove sites from the plan that may affect wildlife sites. Conversely, Option 2, by bringing forward more sites might increase reassure on the Local Wildlife Sites in AV (and the UNESCO designated areas indirectly). Option 3 whilst identified as having sites that are in proximity to SSSIs (Kedelston Road) Has not been identified as likely to have any significant constraints with regard to international and nationally designated sites.	1	4	3	2
6. To preserve and enhance sites, features and settings of cultural heritage, archaeological, historical value across the Borough	Under Option 1, reallocation of sites in and around Alfreton / Ripley are unlikely to have any effect on this objective given that none of the sites have been identified as having significant heritage constraints. Under Option 2, the allocation of additional sites to meet Derby's unmet need would theoretically go in those areas most closely linked to Derby City e.g. Belper and the Derby Urban Area. Allocating further sites in this area would lead to unacceptable impacts on the Derwent Valley World Heritage Site (a number of applications have had planning permission refused due to their impact on the Derwent Valley Mills World Heritage Site). This being the case, further sites would need to be found in the four towns. The Heanor/Ripley/Alfreton areas have a number of heritage constraints such as listed buildings, ancient monuments and Conservation Areas but it is considered that with due consideration of the asset and its setting that the effects should be able to be mitigated. Option 3 has significant constraints identified (on the WHS) in the Belper area in addition to other national and local designations.	1	4	3	2

7. To protect, enhance and manage the character and appearance of the Borough's landscape and townscape.	Maximising development in S. Derbyshire is likely to have the benefit of removing sites within the DUA and areas that might have a negative impact on the WHS and other landscape features. This would serve to protect special heritage and landscape / townscape assets further. That's not to say that development would harm these areas but that the question might ever arise if the sites were not allocated. Maximising growth in AV has the potential to create significant impacts on heritage assets and the townscape and landscape that underpins it. The sites that could potentially be allocated initially would not pose too much of a problem as they are unconstrained in regard to this objective. However, as more sites would need to be found to meet the maximum target, it is likely that these sites would be drawn from wider areas around the four towns. This scale of development in these areas has the potential to cause negative effect on both townscape and landscape dependent on the sites taken forward.				
8. To manage and preserve the quality of the Borough's natural resources and minimise the generation of waste.	Theoretically speaking, the less development allocated to Amber Valley, the less resources would be used and the less waste generated in Amber Valley. This is of course in the context of the wider HMA issue which would result in the same number of dwellings being built and the same amount of resources being used and waste generated. From an AV perspective, Option 1 would be preferable as it diverts the delivery of DC unmet need to S. Derbyshire. Following this logic, Option 4 would be less preferred followed by 3 and then 2.	1	4	3	2
9. To reduce the Borough's contribution to Climate Change and manage its effects, including flooding and drought.	Option 1: Around Alfreton, Land to the North of Alfreton is partly at risk of flooding. In the area around Ripley, Asher Lane Business Park is at risk of flooding. Similarly, parts of the Land North Of Denby are at risk of flooding as is part of Hall Road, Langley Mill. Transfer of this allocation to S. Derbyshire may have a positive outcome in reducing the amount of allocated sites in AV that are susceptible to flood risk. Also, reallocation of sites that are less well linked to Derby City may have the effect of reducing GHG emissions. This is due to the reduction of commuters to Derby. Option 2: Some of the sites around Ripley/Heanor and Alfreton that could be proposed to take further elements of Derby's unmet need are (in part) susceptible to flood risk and a few have been identified as having water capacity issues. It is assumed that development on sites that are partly at risk of flooding / risk of flooding will be undertaken in accordance with the NPPF and therefore not worsen flood risk in those areas. However there may be additional pressure on water demand and therefore capacity as a result of this option.	1	4	3	2
10. To promote an inclusive approach to local transport that reduces the need for car dominated travel and increases the use of public transportation,	Under Option 1, should some of the allocated sites in the Alfreton / Ripley area may be reallocated, it is likely to reduce the constraints related to transport for those sites. When looking across the criteria, there are a number of sites that could be considered, specifically Coppice Farm (access to bus routes and train stations), Asher Lane (access to a GP, primary and secondary schools, bus routes and train stations), Butterly Hall (access to GP, primary schools and trains station). The removal of these sites might reduce the demand for local transport services. Under Option 2, and given the stated aim of AV to focus development in the four towns, it should be a question of how best to provide a public transport service in these areas. In fact, it might be argued that increased development in these four towns, and specifically DCC unmet need, may generate a high level of demand for public transport that connects them with	4	3	1	2

walking and cycling.	Derby. Conversely, commuting activities might drive up the use of the private car to access job opportunities in Derby and services / facilities in other towns.				
11. To create wide range of employment opportunities across communities in the Borough.	Maximising growth in South Derbyshire would remove new homes close to existing and proposed additional employment land in and would not support businesses as there would be a reduction in the local labour market. The borough would also lose out on any additional skills / employment generated by the construction / development sector. Higher levels of growth in Amber Valley (through Option 2) would deliver new homes and a boost to the local labour market. This could result in a catalyst for investment to the area or conversely, high levels of unemployment should access to jobs be an issue. Splitting growth would provide for a significant proportion of the City's unmet need being met in Amber Valley. This would support the expansion of the local labour market close to the city and in the towns.	-	-	-	-
12. To encourage initiatives that promotes innovation, enterprise and better access to learning and skills opportunities in the Borough.	Option 1 would likely result in additional employment land needing to be allocated in S. Derbyshire in order to ensure a robust link between housing and resident population and access to jobs / economic activity. The corollary to this is that by moving housing development out of Amber Valley, jobs and economic activity might follow. Through biasing the delivery of growth to Amber valley, further land will need to be found to ensure employment opportunities for the resident population, further pressurizing the land availability in the four towns.	-	-	-	-
13. To create thriving and economically vibrant local communities with relevant spatial and physical structures to stimulate and support economic growth and attract inward investment	See objective 11.	- -	-	-	-

Summary: The issue of the allocation of sites throughout the HMA is a complex one. It ties in not only complexities of geography and demographics but also the deliverability and viability of three Local Plans. The choice of some sites hinges not only on their sustainability credentials but also their role in fulfilling the objectives of the plan(s). This being the case, the Council has determined that Denby should be developed whatever the option chosen given its sub-regional importance and the scale of development required to ensure its viability. This may be at the expense of the other towns in the borough as under Option 1 for example they would experience less growth and the correlating benefits that this brings.

Options that focus high levels of development in the borough are faced with challenges in distributing this growth amongst the four villages and at sites that are

less sustainable / deliverable. This is likely to have more socio-economic impacts than environmental but could threaten community cohesion and access to facilities and services.

Overall, a balanced approach is preferred (Option 3) as it spreads the benefits of development equally but without undue risk of socio-economic effects.

South Derbyshire District Council
Community and Planning Services

Local Development Framework

Sustainability Appraisal
Local Plan Part 1

Addendum Report
August 2015

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August 2015

REPORT TO:	**COUNCIL**	**AGENDA ITEM: 7**
DATE OF MEETING:	**13th JUNE 2016**	**CATEGORY: RECOMMENDED**
REPORT FROM:	**DIRECTOR OF COMMUNITY AND PLANNING SERVICES**	**OPEN PARAGRAPH NO:**
MEMBERS' CONTACT POINT:	**NICOLA SWOROWSKI 01283 595983 nicola.sworowski@south-derbys.gov.uk**	**DOC:**
SUBJECT:	**DRAFT SOUTH DERBYSHIRE LOCAL PLAN PART 2**	**REF:**
WARD(S) AFFECTED:	**ALL**	**TERMS OF REFERENCE:** **PL01**

1.0 Recommendations

That Members endorse the publication of the Draft Local Plan Part 2 (Appendix A), for the purposes of public consultation.

2.0 Purpose of Report

2.1 The report is submitted to Members to seek endorsement of the Draft Local Plan Part 2 for the purposes of undertaking public consultation to allow the progression of the Plan towards submission to the Secretary of State.

3.0 Executive Summary

3.1 The report explains the changes made from the initial consultation document for the Local Plan Part 2 which was consulted on from December 2015 to February 2016 in writing the draft version of the Plan.

3.2 The report also identifies the list of policies to be included and the location of the preferred housing sites. The preferred local green spaces and alignment of the settlement boundaries can be seen at Appendix A which is a draft copy of the Draft Local Plan Part 2.

4.0 Detail

4.1 The Local Plan Part 2 is the final piece of the replacement of the 1998 Local Plan. The Part 2 contains non-strategic housing allocations (less than 100 dwellings), revised settlement boundaries, local green spaces and detailed development management policies.

4.2 Members will recall that the Local Plan Part 2 was initially consulted on from December 2015 to February 2016. Following that consultation, the responses received have been considered and a draft version of the Plan drawn together.

4.3 There were 2,278 individual comments from 318 people. As with the Part 1 of the Plan, a consultation statement will be published alongside the draft version of the plan that considers all of the responses received and the effect it has had in terms of changes to the Plan. Through the Local Plan Member Working Group held on the 23rd May to discuss the Local Plan Part 2 it has been agreed that an executive summary will be produced given the size of the document.

4.4 Subject to approval of the Draft Local Plan Part 2 it will be consulted on from the end of June to the beginning of August. The consultation will involve all of the information being available on the Council's website, sent to Parish Councils and drop in events taking place across the District. There will also be a questionnaire drawn up as part of the consultation.

Draft Policies

4.5 The main changes in the policies from the initial version to this Draft Plan is the removal of the Infill policy (was H23) which is now part of the development in the countryside policy (BNE5) and also the removal of the recreational uses in the countryside policy (was BNE6). Two new policies have been added which are Marina Development (BNE7) and Former Power Station, Drakelow (BNE13). The policy regarding a new secondary school has become part of the Infrastructure chapter as INF12.

4.6 The list of policies and chapter headings are as follows:

Settlement Boundaries
SDT1 Settlement Boundaries and Development
Housing
H23 Non-Strategic Housing Allocations
H24 Replacement Dwellings in the Countryside
H25 Rural Workers Dwellings
H26 Residential Gardens within the Countryside
H27 Residential Extensions and Other Householder Development
H28 Residential Conversions
Built and Natural Environment
BNE5 Development in the Countryside
BNE6 Agricultural Development
BNE7 Marina Development
BNE8 Trees, Woodland and Hedgerows
BNE9 Local Green Space
BNE10 Advertisements and Visual Pollution
BNE11 Heritage
BNE12 Shopfronts
BNE13 Former Power Station, Drakelow
Retail
RTL1 Swadlincote Town Centre
RTL2 Swadlincote Town Centre Potential Redevelopment Sites
RTL3 Local Centres and Villages
Infrastructure
INF11 Telecommunications
INF12 Provision of Education Facilities

Housing Sites

4.7 The initial consultation considered all of the Strategic Housing Land Availability Assessment (SHLAA) sites as either not suitable or possibly suitable or marked as a Part 1 allocation. Through the previous consultation, several new sites were submitted for the Council to consider which have been assessed and included as part of the SHLAA. This draft plan has considered the sites further and through policy H23 sets out 18 proposed allocations which are:

Site Ref	Address	No of dwellings
A	Moor Lane, Aston	around 40
B	Jacksons Lane, Etwall	around 52
C	Derby Road, Hilton	around 40
D	Station Road, Melbourne	around 22
E	Station Road, Melbourne	around 24
F	Acresford Road, Overseal	around 70
G	Valley Road, Overseal	around 64
H	Milton Road, Repton	around 40
I	Mount Pleasant Road, Repton	around 24
J	Off Kingfisher Way, Willington	around 50
K	Oak Close, Castle Gresley	around 55
L	Linton Road, Rosliston	around 20
M	Linton Road, Rosliston	around 14
N	Midland Road, Swadlincote	around 57
O	Cadley Hill, Swadlincote	around 99
P	Land north of Scropton Road, Scropton	around 10
Q	Montracon site, Woodville	around 60
R	Stenson Fields	around 50

4.8 The suggested allocations total around 791 dwellings. The intention of the Local Plan Part 2 was to deliver 600 dwellings as part of the overall target of 12,618 dwellings. The suggested over supply is to ensure that the 600 dwelling target is met should sites not come forward or not deliver the dwelling numbers suggested in the table above.

4.9 Maps for all of the sites are included in the draft plan and in the appendix of the document are maps that include all of the listed SHLAA sites.

Settlement Boundaries

4.10 The previous consultation included maps for each of the settlements with boundaries to show the currently used 1998 Local Plan boundaries and the suggested revisions to those boundaries. Following comments received these have been considered further and revisions made where appropriate. The settlement boundaries did not take account of any housing allocations to be made in the Part 2 of the Plan as it was not possible at that stage. As the suggested allocations are now being proposed the settlement boundaries can now include the allocations within the boundaries where necessary.

Local Green Spaces

4.11 Local Green spaces are areas of land that can be designated in order to protect them from development where they are of particular importance to local communities and

can be demonstrated as such. The principle of Local Green Spaces is set out in paragraphs 76 – 78 of the NPPF.

4.12 Through the first consultation, there were 84 local green spaces proposed though this was just a starting point and people were encouraged to suggest others and also make comment on those suggested by the Council. There were over 40 additional site suggestions made through the consultation which have all been assessed. More defined criteria have been used in assessing the sites. Where sites have other protection, be it from Sport England, being Parish Council owned, or through other policies in the Local Plan, has meant that now 53 sites are suggested.

Sustainability Appraisal

4.13 The European Directive 2001/42/EC enacted in England under the Environmental Assessment of Plans and Programmes Regulations (2004) requires a Strategic Environmental Assessment (SEA) to be completed at the same time as preparing the Local Plan. This is the same process as that undertaken in Part 1.

4.14 The purpose of SEA is to *"provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development"*. Planning legislation in England further requires that additional assessments of economic and social impacts of the Plan are undertaken in preparing Local Plans. Consequently, a combined assessment known as a 'sustainability appraisal' consistent with government guidance, has been prepared to accompany the draft Local Plan Part 2.

Next Steps

4.15 Subject to approval of this report the Draft Local Plan will be consulted upon from June to August this year. Following that, the responses will be considered and used to write a Pre-submission version of the Local Plan Part 2 which will be consulted upon under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which is the final consultation prior to submitting the Plan to the Secretary of State. The Regulation 19 consultation will take place around mid-October this year and run for six weeks as is the statutory requirement. The Plan should then be submitted before the end of the year along with any suggested modifications that have become evident as being required following the Regulation 19 consultation. Once submitted the timescales are then determined by the Planning Inspectorate but it would be expected that the hearings into the Plan would take place around March 2017.

5.0 Financial Implications

5.1 There are no direct financial implications with this report.

6.0 Corporate Implications

6.1 The adoption of a South Derbyshire Local Plan is a key action within the Place theme of the Corporate Plan. This report considers the second part of the Local Plan.

7.0 Community Implications

7.1 This part of the Local Plan will continue to ensure that development across the District is achieved in as sustainable manner as possible against a full set of policies and allocations.

8.0 Background Papers

8.1 Local Plan Part 1

Appendices

Appendix A.1 Draft Local Plan Part 2
Appendix A.2 Settlement Boundary maps
Appendix A.3 Housing Site maps
Appendix A.4 Local Green Space maps

South Derbyshire
District Council
Community and
Planning Services

South Derbyshire Local Plan Part 2

LDF

June 2016

South Derbyshire Changing for the better

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Appendix A Settlement Boundary maps

Appendix B Housing Sites maps

Appendix C Local Green Spaces maps

INTRODUCTION

Local Plan Part 2

The Local Plan is being prepared in two elements and sets the spatial strategy for the District up to 2028. It identifies development sites and contains policies for dealing with planning applications for a range of different types of development.

The Part 1 Local Plan, identifies strategic allocations and key policies. Part 2 is concerned with non-strategic allocations and more detailed Development Management policies.

Informal consultation on the Part 2 Plan took place between 15 December, 2015 and 12 February 2016. The timeframe for the remaining stages leading to adoption is set out below:

- Draft Local Plan Part 2 Consultation – June 2016
- Pre-Submission Local Plan Part 2 Consultation – October 2016
- Submission – December 2016
- Public Examination – To be confirmed following Submission
- Adoption – May 2017.

Once adopted, Part 1 and Part 2 of the Plan should be read as a whole, as more than one policy may apply to any planning application. Furthermore, once adopted, Part 1 and Part 2 of the Plan will supersede saved policies within the 1998 Local Plan.

The following pages set out the proposed non-strategic housing allocations and development management policies for the Local Plan Part 2, which, once adopted, will be used alongside policies in the Local Plan Part 1 in making decisions on planning applications. Where the same policy chapter headings exist within both parts of the Plan, the policy numbers within Part 2 continue on from those within Part 1. For example, the last policy within the Built and Natural Environment chapter of Part 1 Plan is BNE4, so the next policy within the Built and Natural Environment chapter within Part 2 is BNE5.

The national and local policy background that provides the framework for the production of the Local Plan Parts 1 and 2 is explained in Local Plan Part 1, section 1.

How has the Draft Local Plan Part 2 been drawn up?

Like the Local Plan Part 1, Part 2 has been prepared following extensive consultation and participation from a wide range of individuals, interest groups, public service providers, infrastructure providers, investors, land

owners and developers. Consultation has been undertaken in accordance with our published Statement of Community Involvement and, additionally, embedded the localism agenda being encouraged by the Government. A fuller explanation of how we have involved people in drawing up the draft Local Plan Part 2 is set out the "Consultation Statement" – http://www.south-derbys.gov.uk/

The Evidence Base

The Draft Local Plan Part 2 is supported by a robust and wide ranging technical evidence base. This includes a 'Sustainability Appraisal' of the likely significant social, economic and environmental effects of all the reasonable options considered, including the preferred strategy and policies. A Habitats Regulation Assessment (HRA) Screening Statement has also been prepared, which concludes that the draft Local Plan Part 2 will not result in any significant harm to the River Mease Special Area of Conservation (SAC), or any other Natura 2000 site. This document forms part of the current Draft Local Plan Part 2 consultation.

The draft Consultation Statement completes the documents for consultation. This document sets out what consultation we have undertaken and summarises the responses received.

SETTLEMENT DEVELOPMENT

Settlement boundaries define the built limits of a settlement and distinguish between the built form of a settlement and the countryside. Areas outside of settlement boundaries are considered to be countryside. There is a presumption in favour of development (subject to meeting other material considerations) within settlement boundaries, whereas in the countryside other policies apply.

South Derbyshire District Council intends to continue the use of settlement boundaries within its Local Plan Part 2, for Swadlincote (including Woodville), those settlements defined as Key Service Villages, Local Service Villages and Rural Villages where there is a compact group of dwellings within a settlement. For those settlements without a settlement boundary, Local Plan policies will be used to determine whether a site is appropriate for a particular development.

Policy SDT1 Settlement Boundaries and Development

Settlement boundaries define the built limits of a settlement and distinguish between the built form of a settlement and the countryside.

Within settlement boundaries as defined on the proposals map, development will be permitted where it accords with the development plan.

Settlement boundaries will be applied in the following settlements:

Urban Area:
Swadlincote including Woodville

Key Service Villages:

Aston-on-Trent	**Etwall**	**Hatton**
Hilton	**Linton**	**Melbourne**
Overseal	**Repton**	**Shardlow**
Willington		

Local Service Villages:

Coton in the Elms	**Findern**	**Hartshorne**
Mount Pleasant (Castle Gresley)	**Netherseal**	**Newton Solney**
Rosliston	**Ticknall**	**Weston-on-Trent**

Rural Villages:

Ambaston	**Barrow-on-Trent**	**Burnaston**
Caldwell	**Church Broughton**	**Coton Park**
Egginton	**Elvaston**	**Kings Newton**
Lees	**Long Lane**	**Lullington**
Milton	**Scropton**	**Smisby**
Stanton by Bridge	**Sutton on the Hill**	**Swarkestone**
Thulston	**Walton on Trent**	

Outside of settlement boundaries and will be considered as countryside.

Explanation

The Settlement Boundary Topic Paper reviewed and updated settlement boundaries from the 1998 Local Plan and established new settlement boundaries. Using a set of criteria the settlement boundaries were examined and updated or created to ensure that the boundaries are logical and reflect what's on the ground. Those settlements defined as Key Service Villages, Local Service Villages and Rural Areas* where there is a compact groups of dwellings within a settlement have a settlement boundary. Further information regarding the settlement boundary review can be found within the Settlement Boundary Topic Paper.

Although the inclusion of land within a settlement confine would normally imply a presumption in favour of development, there are other considerations which will be taken into account. Settlement boundary maps can be seen at Appendix B

Development will need to comply with other development management policies and relevant supplementary planning documents such as the Design SPD.

Land outside of settlement boundaries will be considered as countryside, where other policies apply. Other than in the circumstances as permitted by other policies, development will not be permitted within the countryside.

*As defined by Policy H1 of South Derbyshire's Local Plan Part 1

At this time the sites have not been completely finalised so a generic housing policy has been written but consideration will be given as to whether a separate policy per site would be more appropriate following the consultation responses received to this document.

As these sites are non-strategic and are therefore under the threshold of 100 dwellings, it is not anticipated that any of the sites will be required to provide significant infrastructure to enable development to proceed. However, contributions will be sought towards healthcare, education, open space, as well as other requirements where appropriate.

Policy H23 Non Strategic Housing Allocations

A Moor Lane, Aston (S/0271) - around 40 dwellings
B Jacksons Lane, Etwall (S/0284) - around 52 dwellings
C Derby Road, Hilton (S/0023) - around 40 dwellings
D Station Road, Melbourne (S/0109) - around 22 dwellings
E Station Road, Melbourne (S/0256) - around 24 dwellings
F Acresford Road, Overseal (S/0250) - around 70 dwellings
G Valley Road, Overseal (S/0022) - around 64 dwellings
H Milton Road, Repton (S/0101) - around 40 dwellings
I Mount Pleasant Road, Repton (S/088) - around 24 dwellings
J Off Kingfisher Way, Willington (S/0266) - around 50 dwellings
K Oak Close, Castle Gresley (S/0239) - around 55 dwellings
L Linton Road, Rosliston (S/0154) - around 20 dwellings
M Linton Road, Rosliston (S/0160) - around 14 dwellings
N Midland Road, Swadlincote (S/0133) - around 57 dwellings
O Cadley Hill, Swadlincote (S/0161) - around 99 dwellings
P Land north of Scropton Road, Scropton (S/0291) - around 10 dwellings
Q Montracon Site, Woodville (S/0292) - around 60 dwellings
R Stenson Fields (S/0206) - around 50 dwellings

The key considerations to be made for each of the above sites are as follows:

i) Transport impacts – including vehicular access points, visibility, pedestrian and cycle links and impact on the existing road network.

ii) Impact on the surrounding landscape and townscape

iii) managing flood risk

iv) Impact on nearby heritage assets that are designated and non- designated

v) Biodiversity impacts

vi) The design and layout of the site

vii) Sustainability and location in relation to existing settlements

Explanation

Whilst the Authority does not have detailed information on the likely design and layout of all the identified non-strategic allocations, the policies Included in the Part 1 Local Plan and proposed in the Part 2 Local Plan will ensure that allocations are designed to reduce the effects of development on local communities and the natural and built environment.

A further consideration that will be made but is not listed is consideration of affordable housing. The policy for determining the affordable housing has already been set in Part 1 of the plan in policy H21 and will be used to determine the contribution of each site.

Policy H24 Replacement Dwellings in the Countryside

The replacement of a dwelling within the countryside will be permitted provided that:

i) The form and bulk of the new dwelling does not substantially exceed that of the original or that which could be achieved as permitted development; and

ii) Is not more intrusive in the landscape than that which it replaces; and

iii) The new dwelling has substantially the same siting as the existing; and

iv) the existing dwelling to be demolished is not of architectural or historic merit.

Explanation

New housing development within the countryside is restricted in order to protect the intrinsic character and beauty of the countryside. However, one of the circumstances in which residential development within the countryside can be acceptable is the replacement of an existing dwelling, because essentially it is 'new for old' development with no further units being added.

In order to protect non-designated heritage assets the existing dwelling to be demolished shall not be of architectural or historic merit.

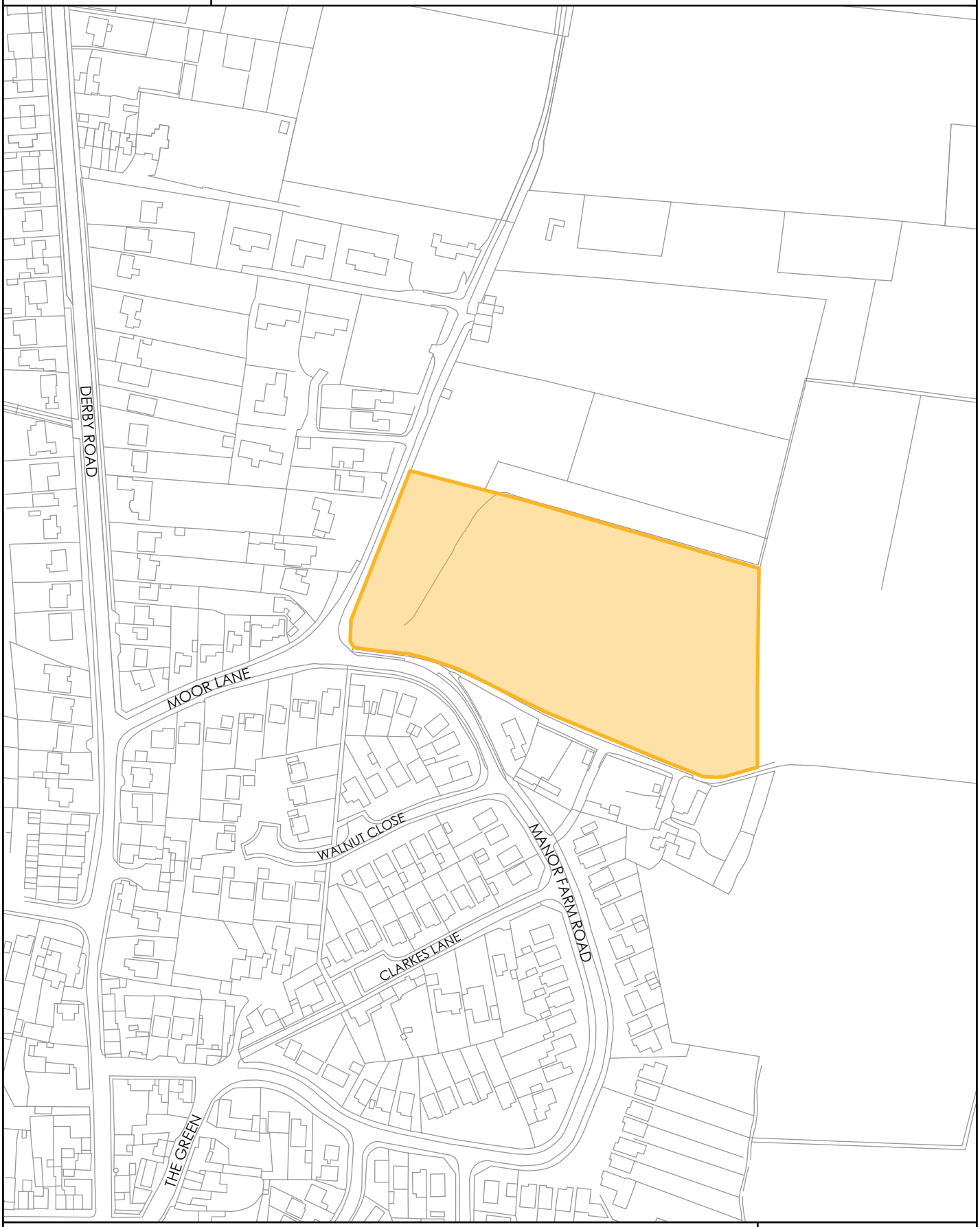
The replacement dwelling should not substantially increase in form and bulk to that of the original dwelling* or that which could be achieved under permitted development and the replacement should have substantially the same siting as the existing.

This policy will apply to buildings that are in existing lawful residential use and not to those buildings where residential use has been abandoned.

6 *The term original dwelling means the house as it was first built or as it stood on 1 July 1948 (if it was constructed before this date).

South Derbyshire District Council

Policy 23A: Land at Moor Lane, Aston on Trent



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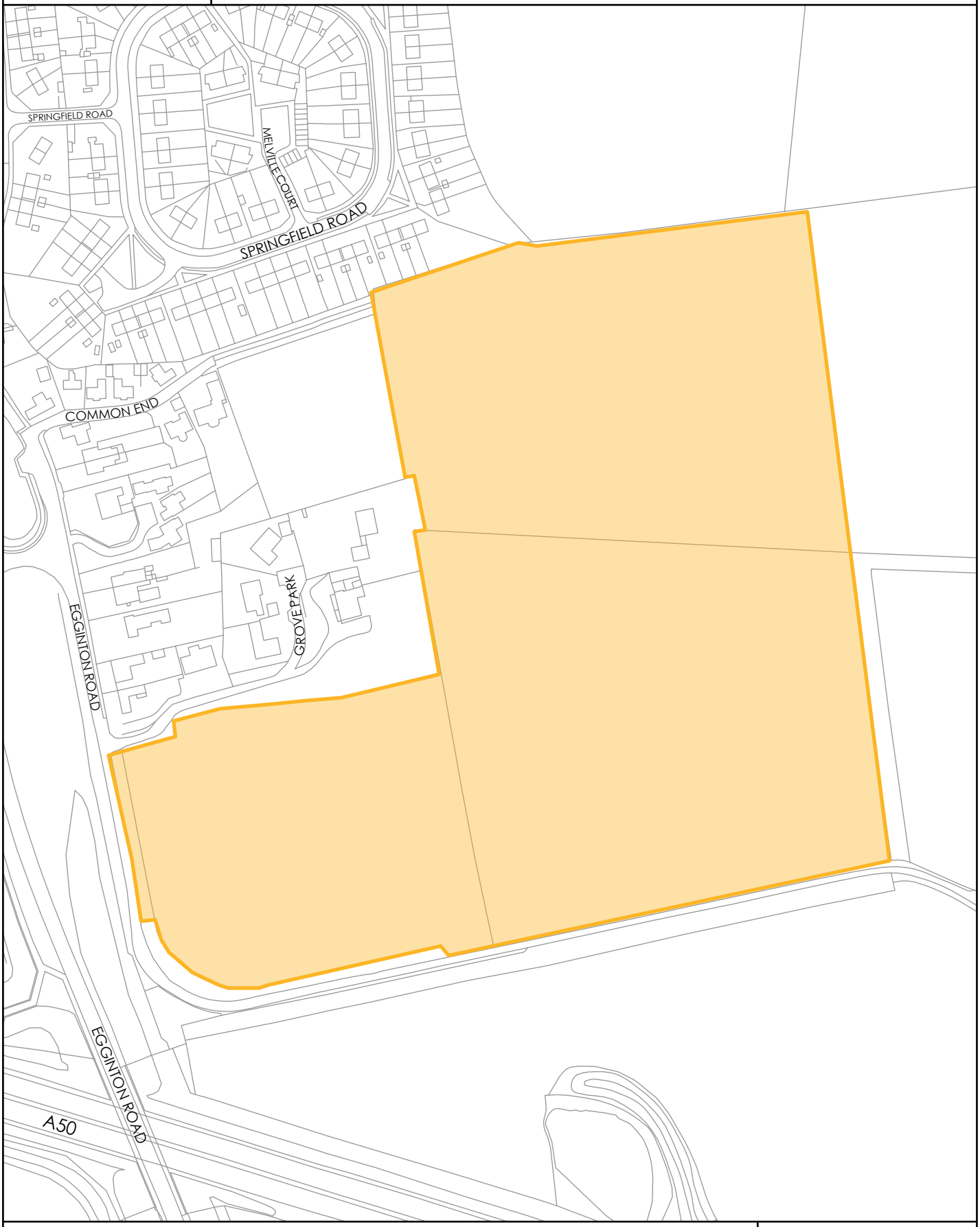
Policy 23B: Land at Jacksons Lane, Etwall



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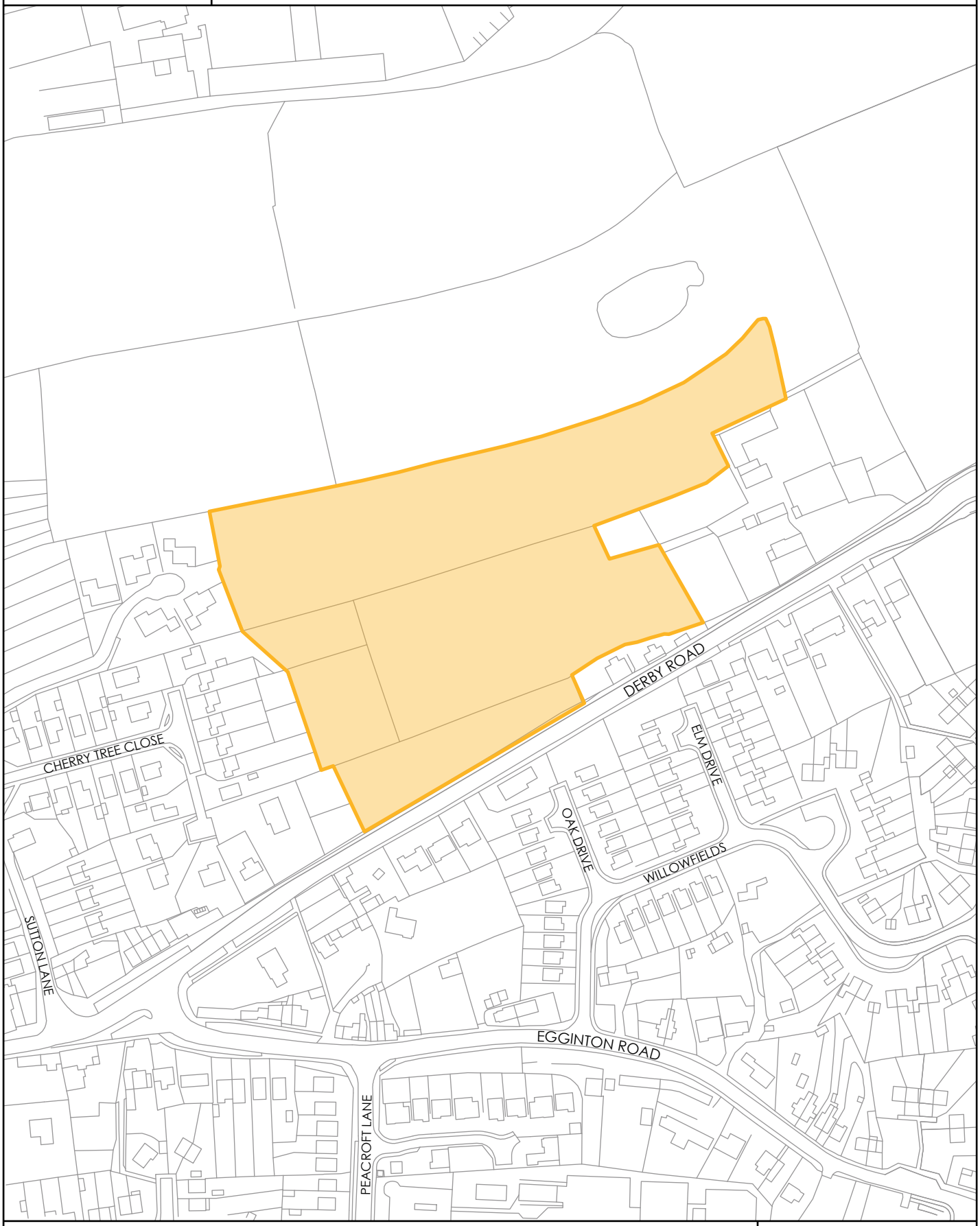
Policy 23C: Land at Derby Road, Hilton



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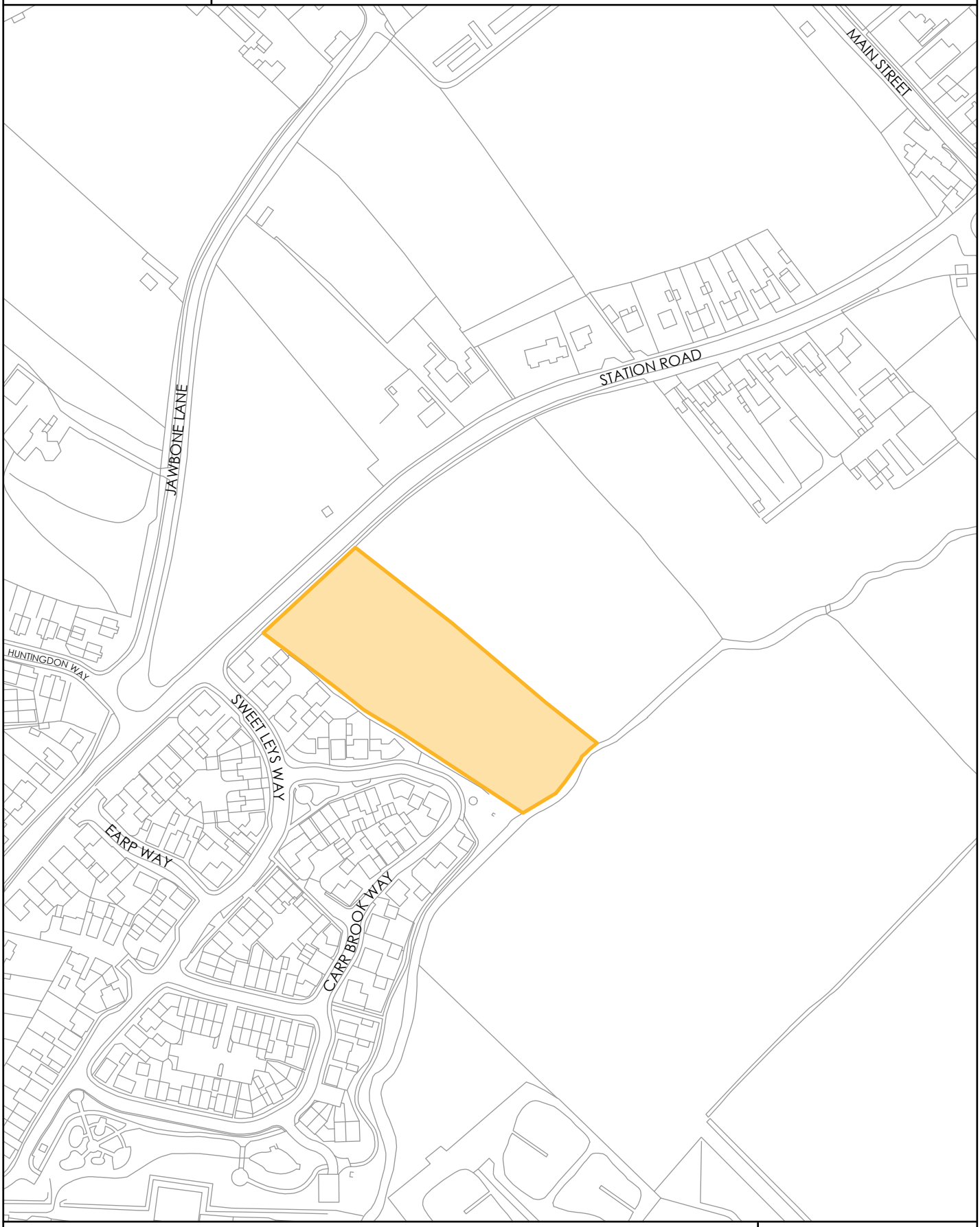
Policy 23D: Land at Station Road, Melbourne



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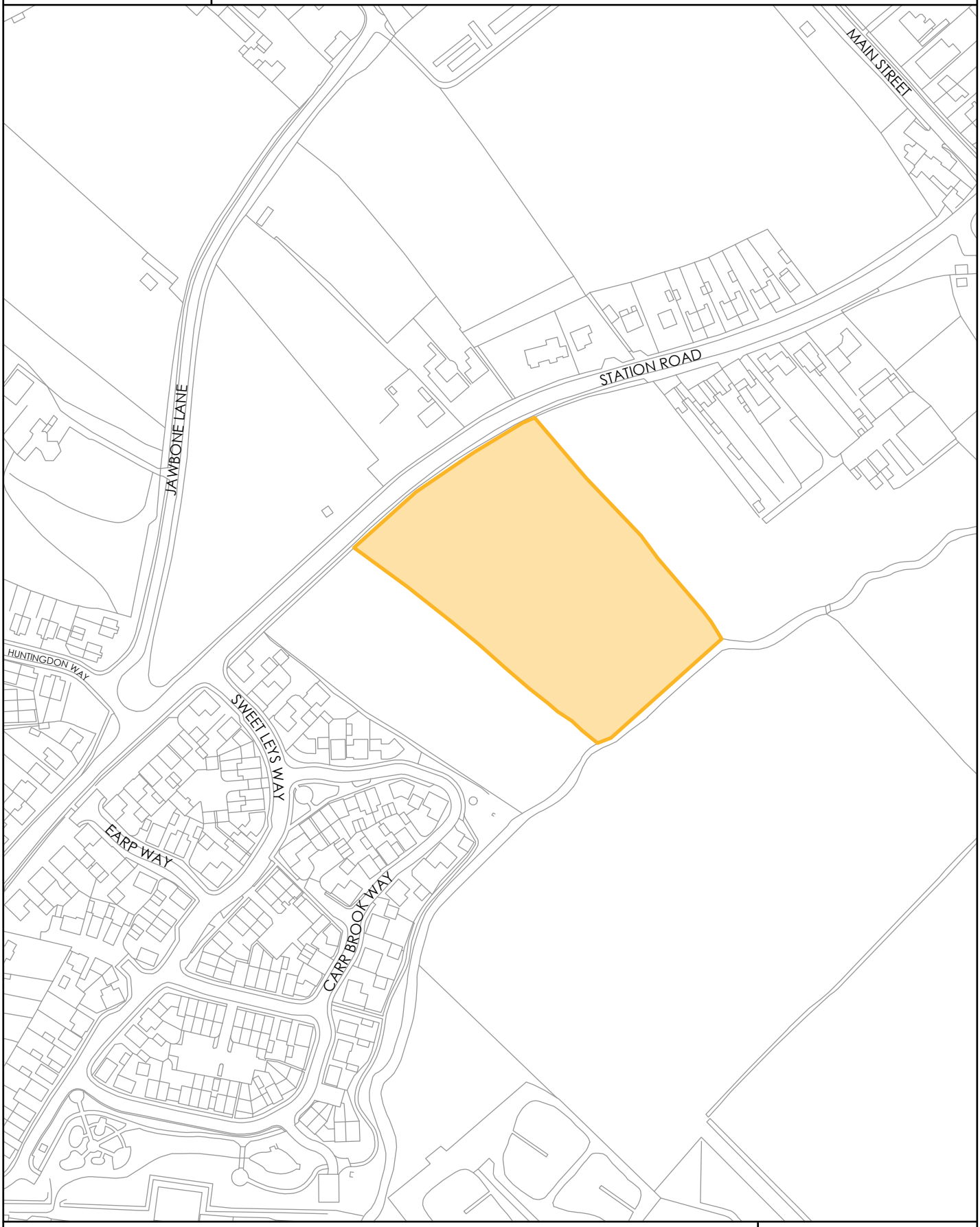
Policy 23E: Land at Station Road, Melbourne



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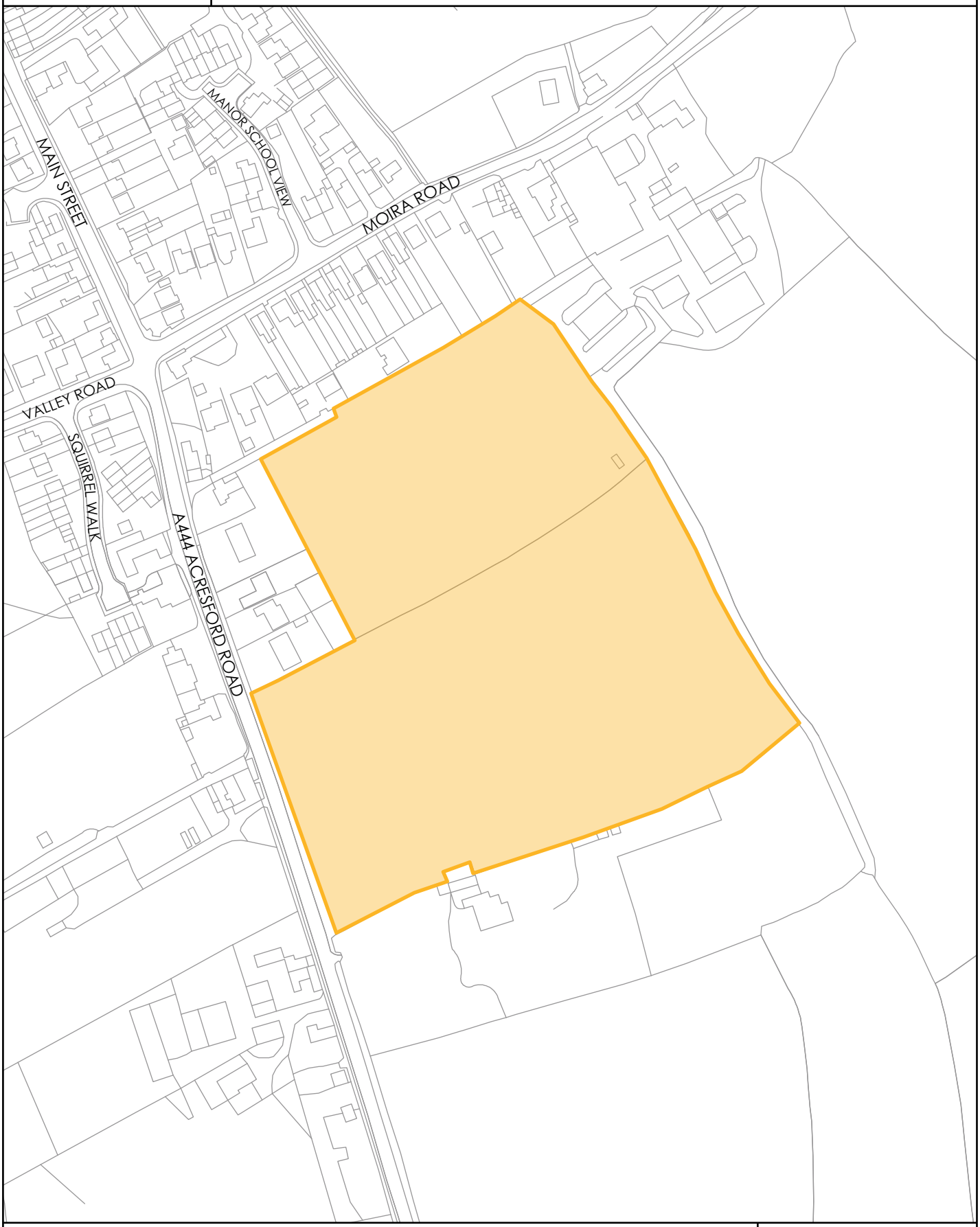
Policy 23F: Land at Acresford Road, Overseal



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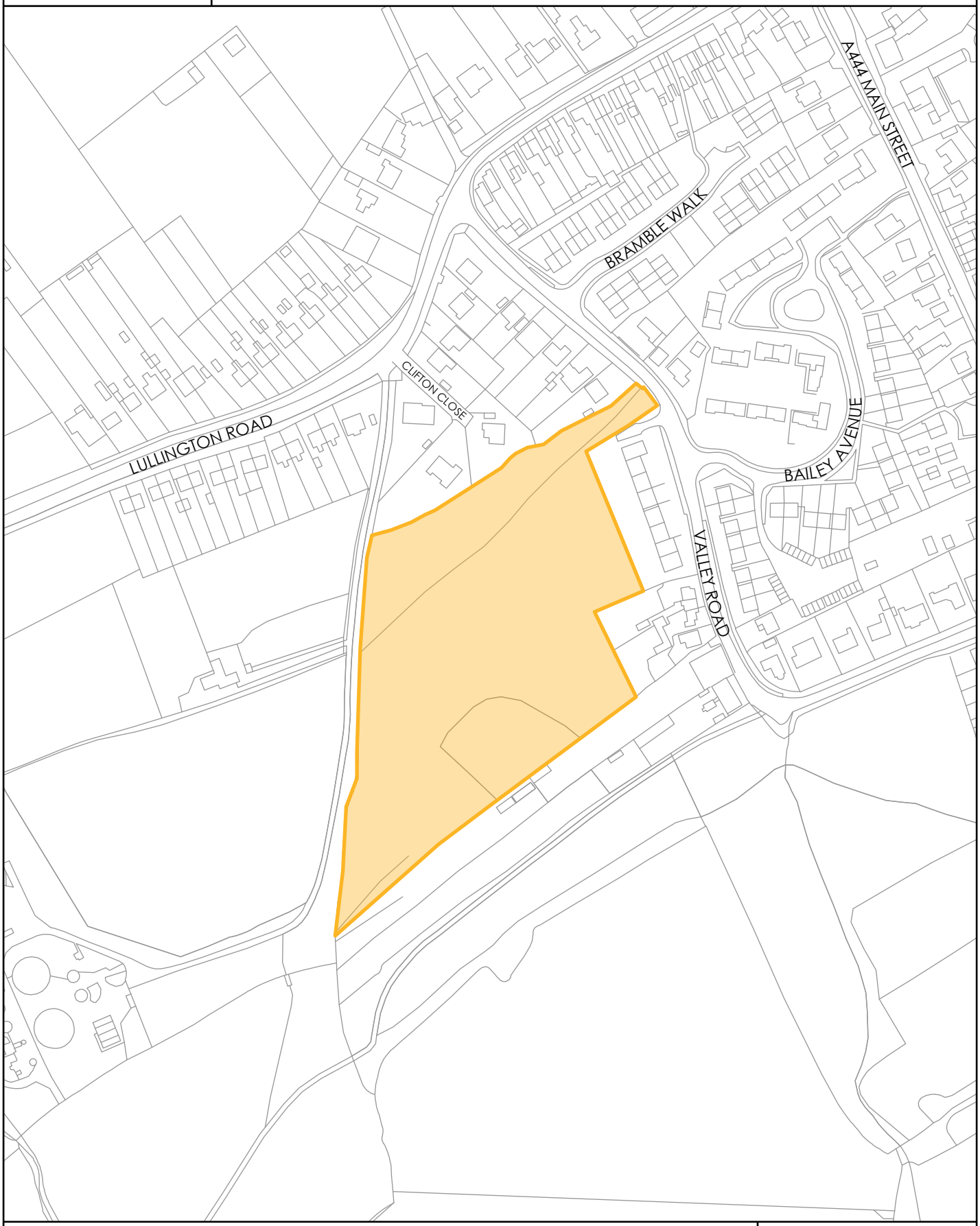
Policy 23G: Land at Valley Road, Overseal



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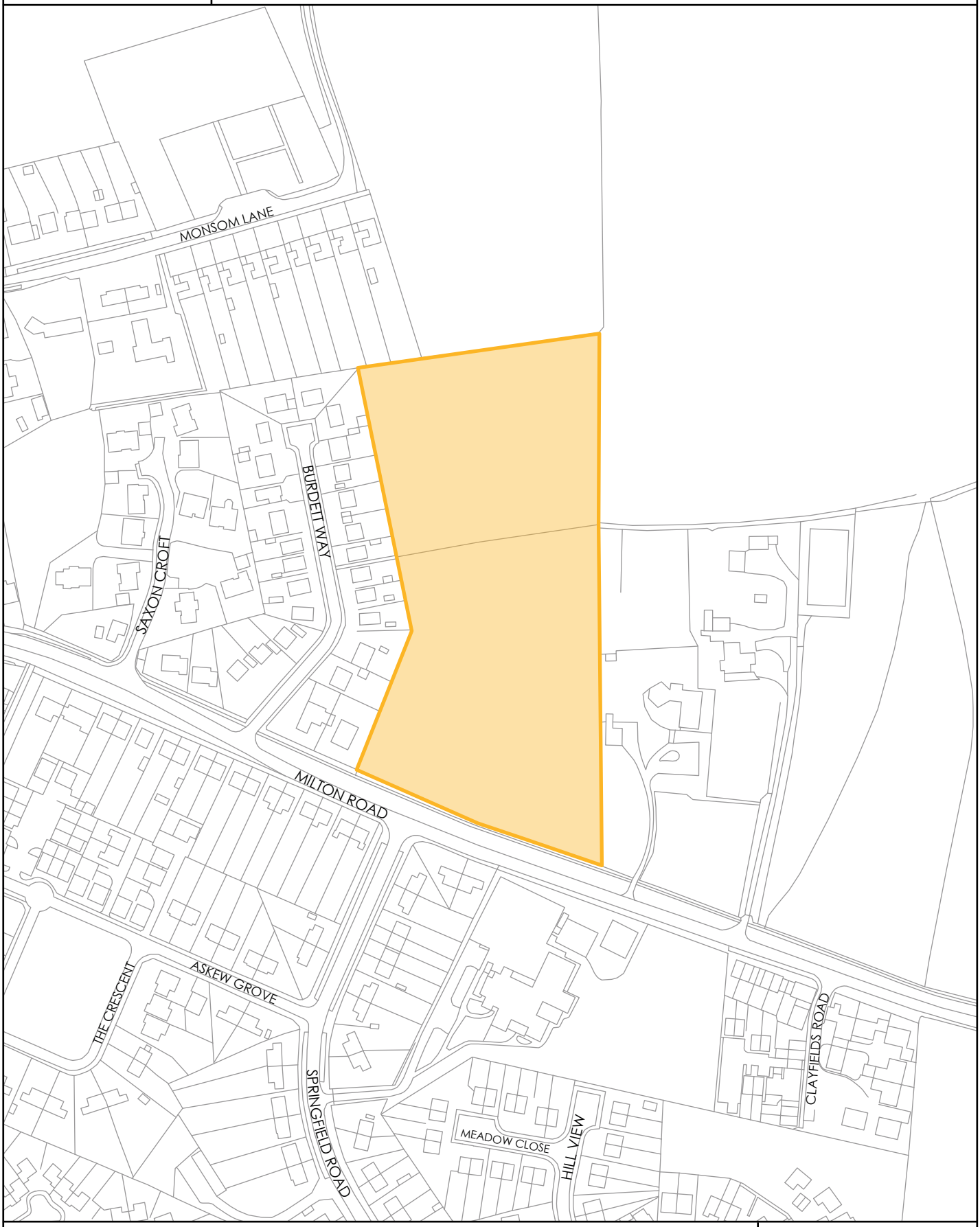
Policy 23H: Land at Milton Road, Repton



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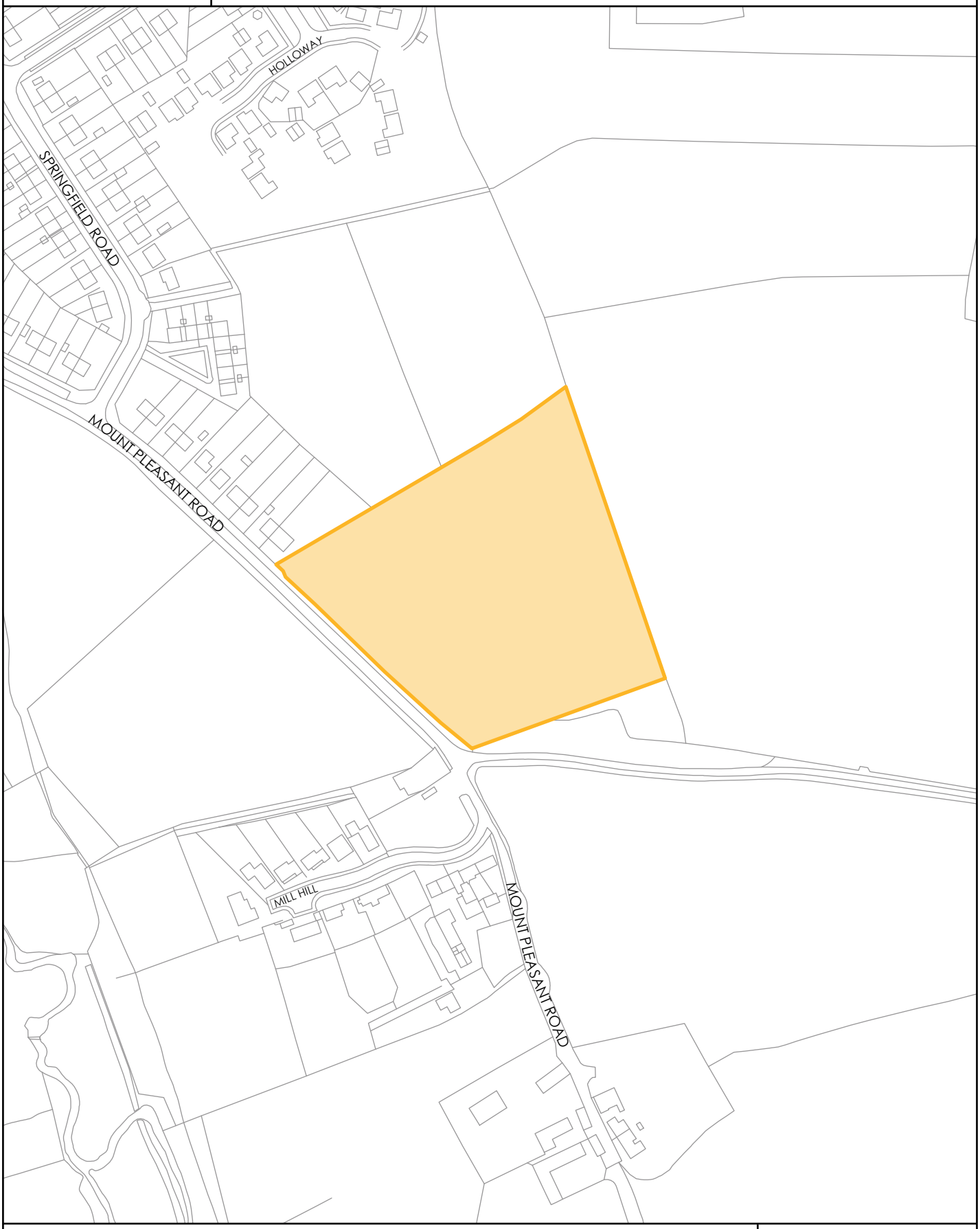
Policy 23I: Land at Mount Pleasant Road, Repton



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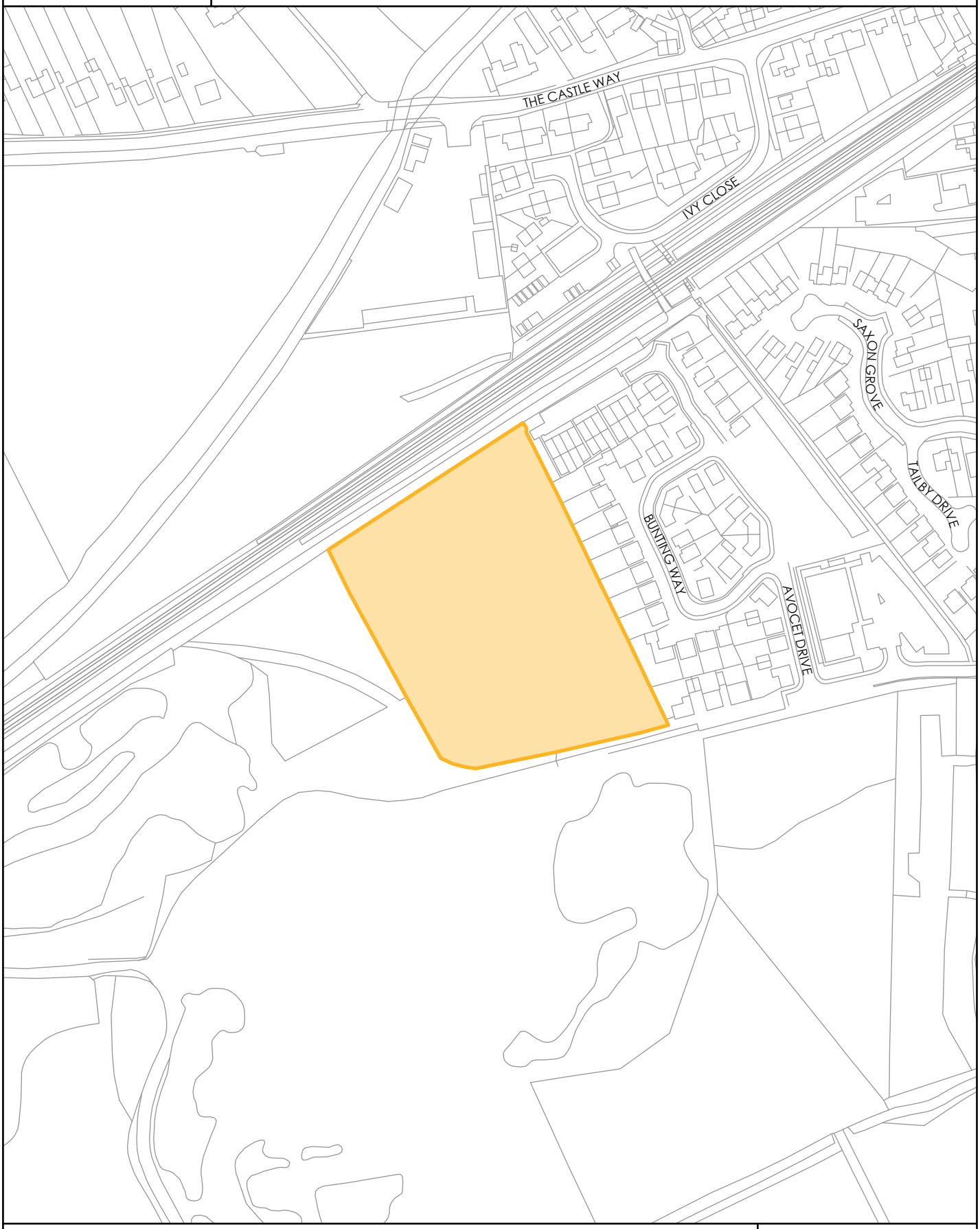
Policy 23J: Land off Repton Road, Willington



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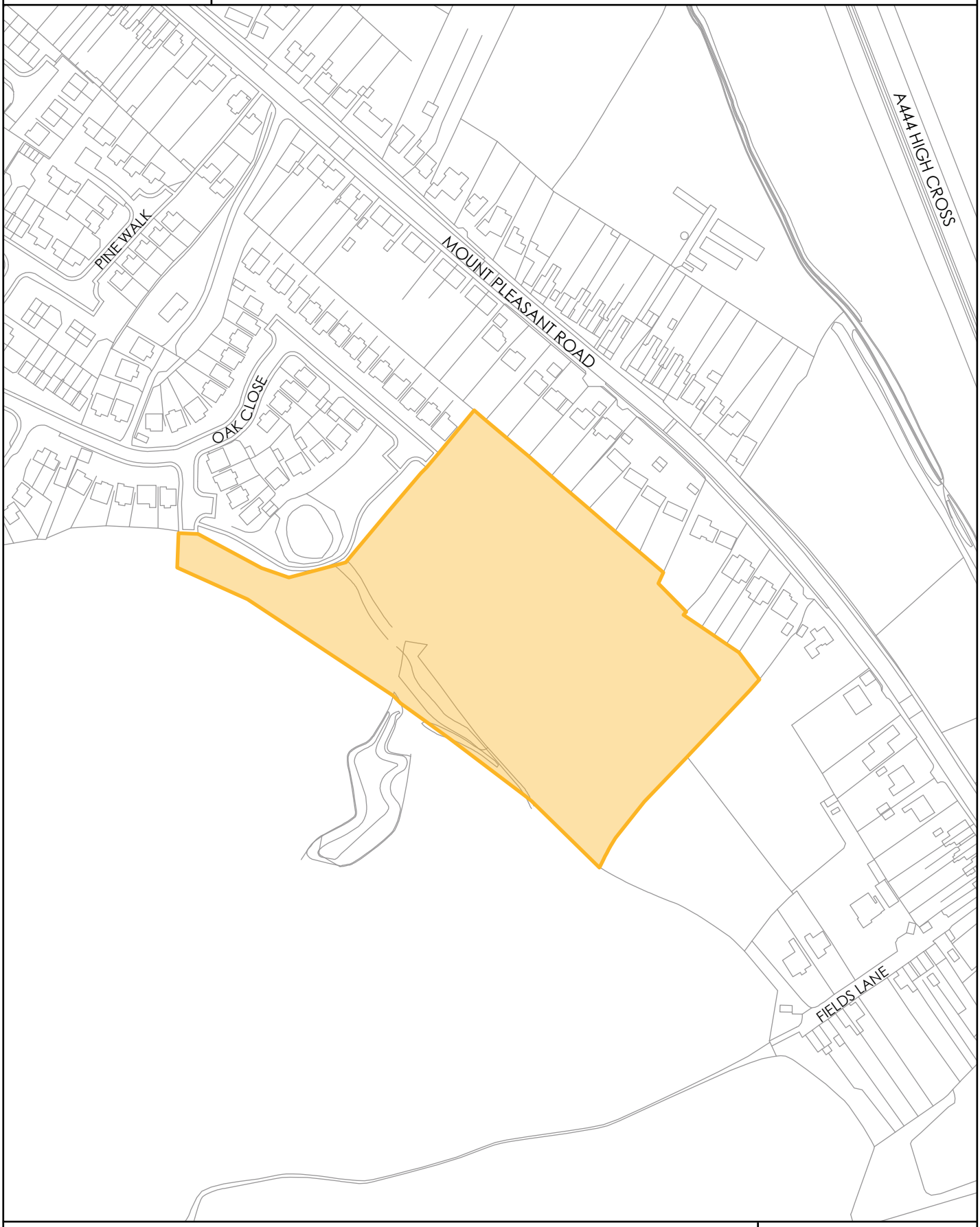
Policy 23K: Land at Oak Close, Castle Gresley



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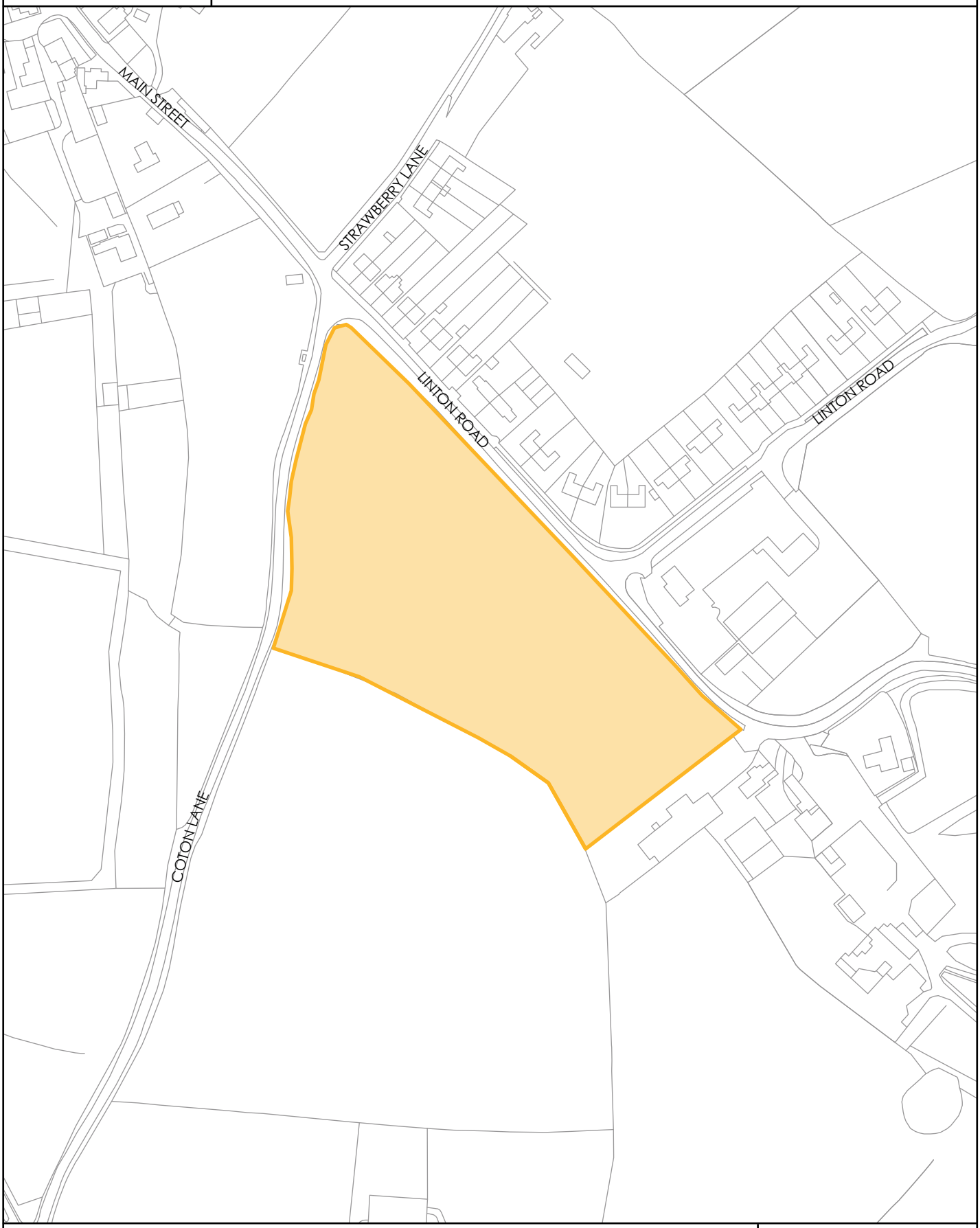
Policy 23L: Land at Linton Road, Rosliston



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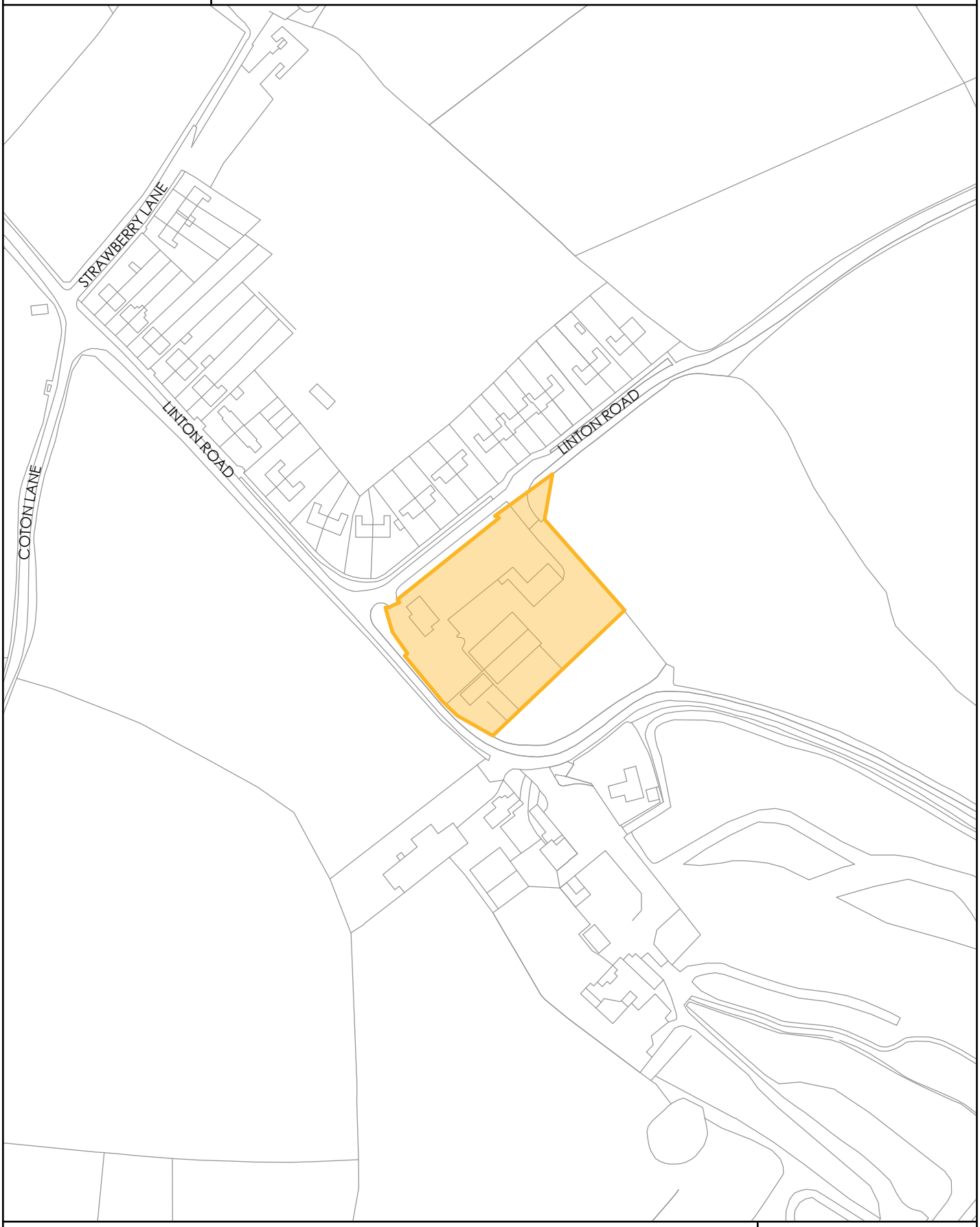
Policy 23M: Land at Linton Road, Rosliston



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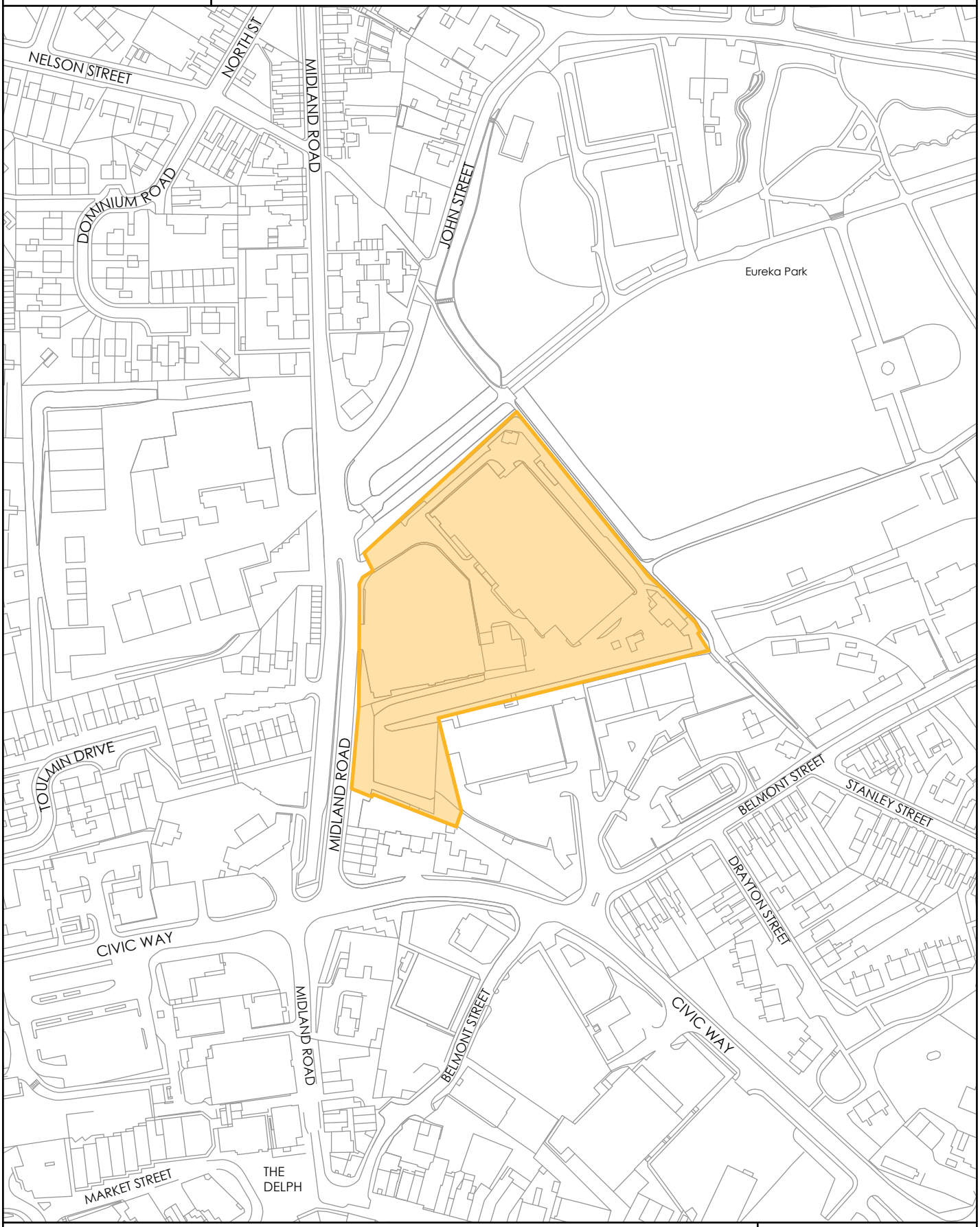
Policy 23N: Land at Midland Road, Swadlincote



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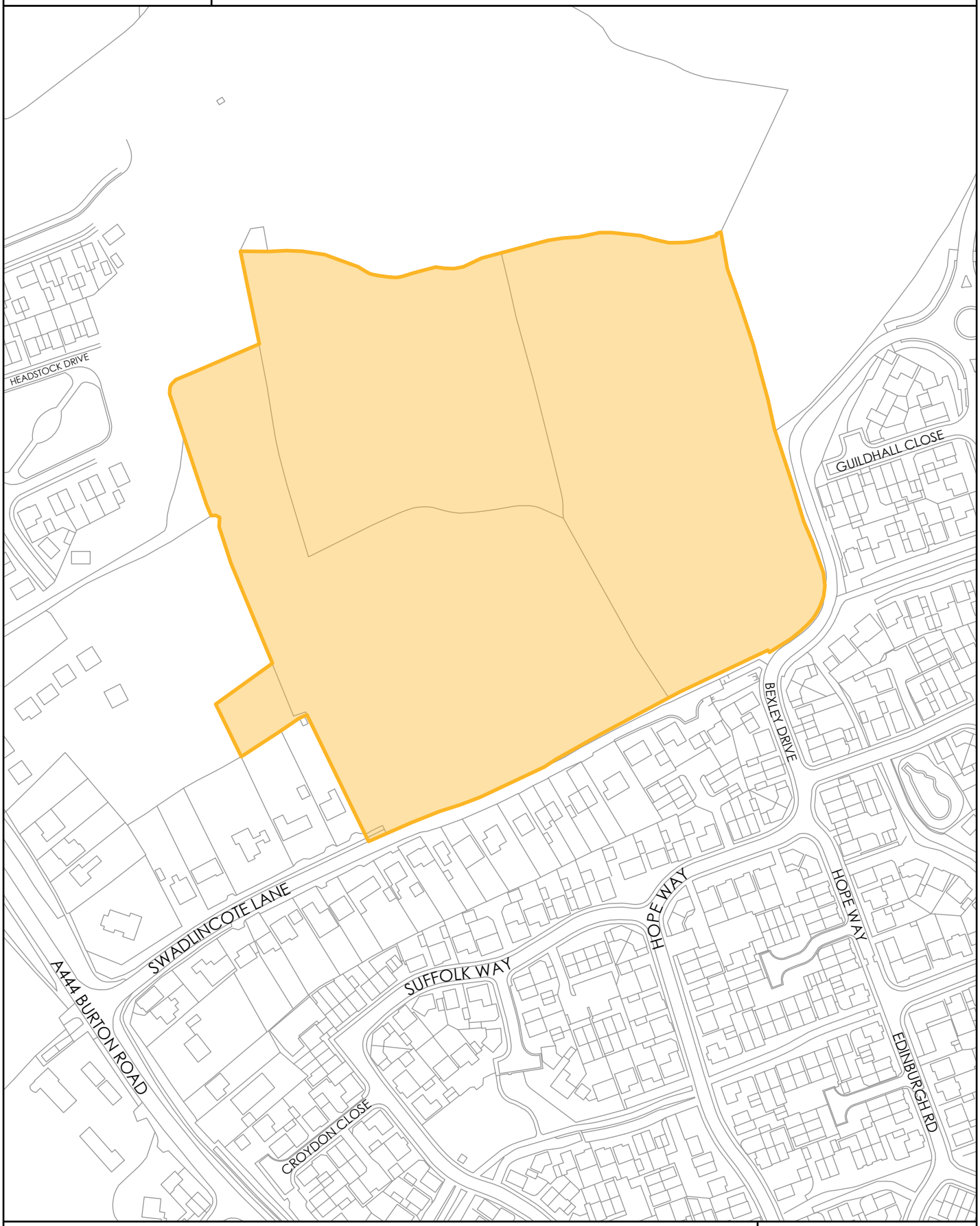
Policy 23O: Land at Cadley Hill, Swadlincote



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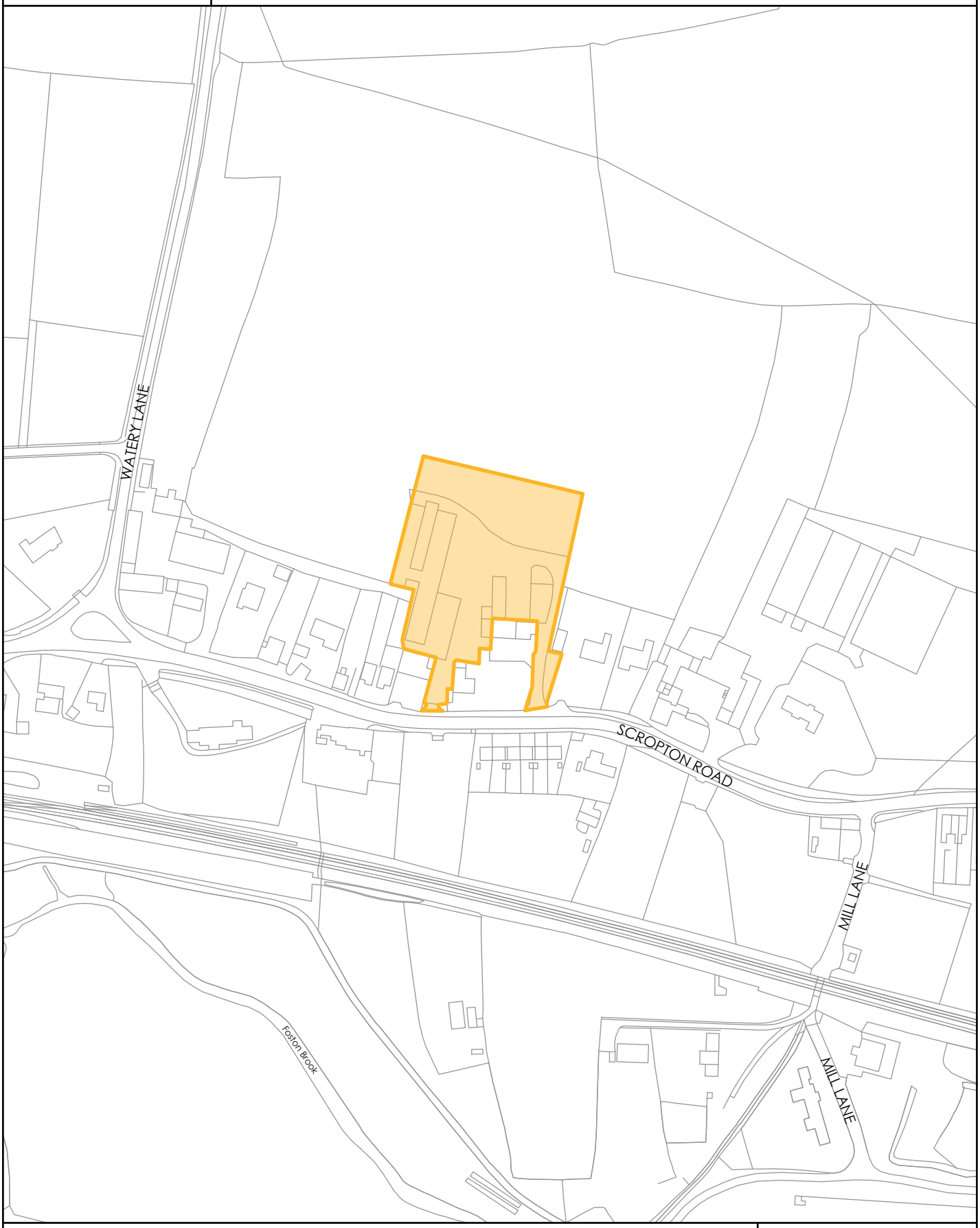
Policy 23P: Land to north of Scropton Road, Scropton



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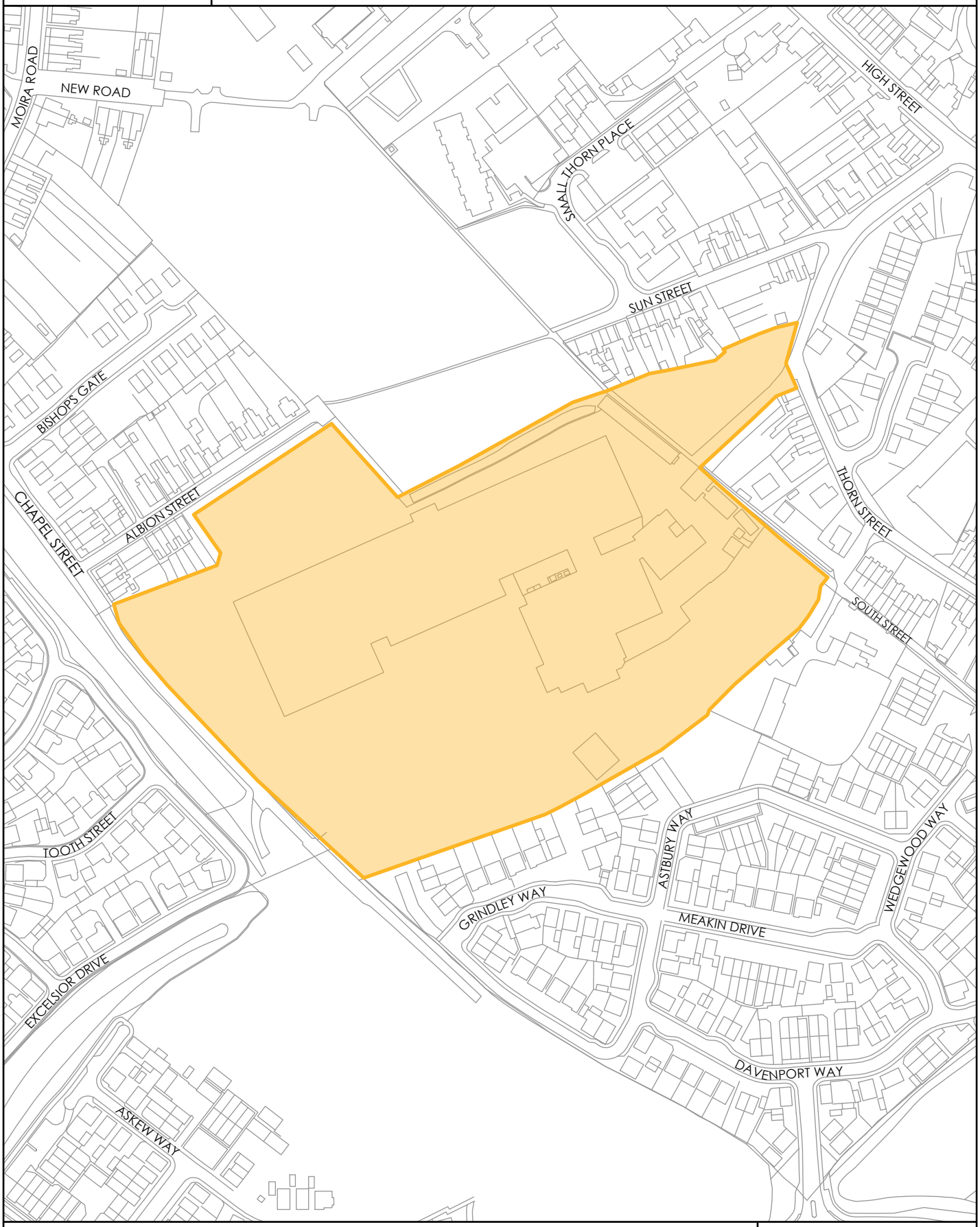
Policy 23Q: Land at Montracon, Swadlincote



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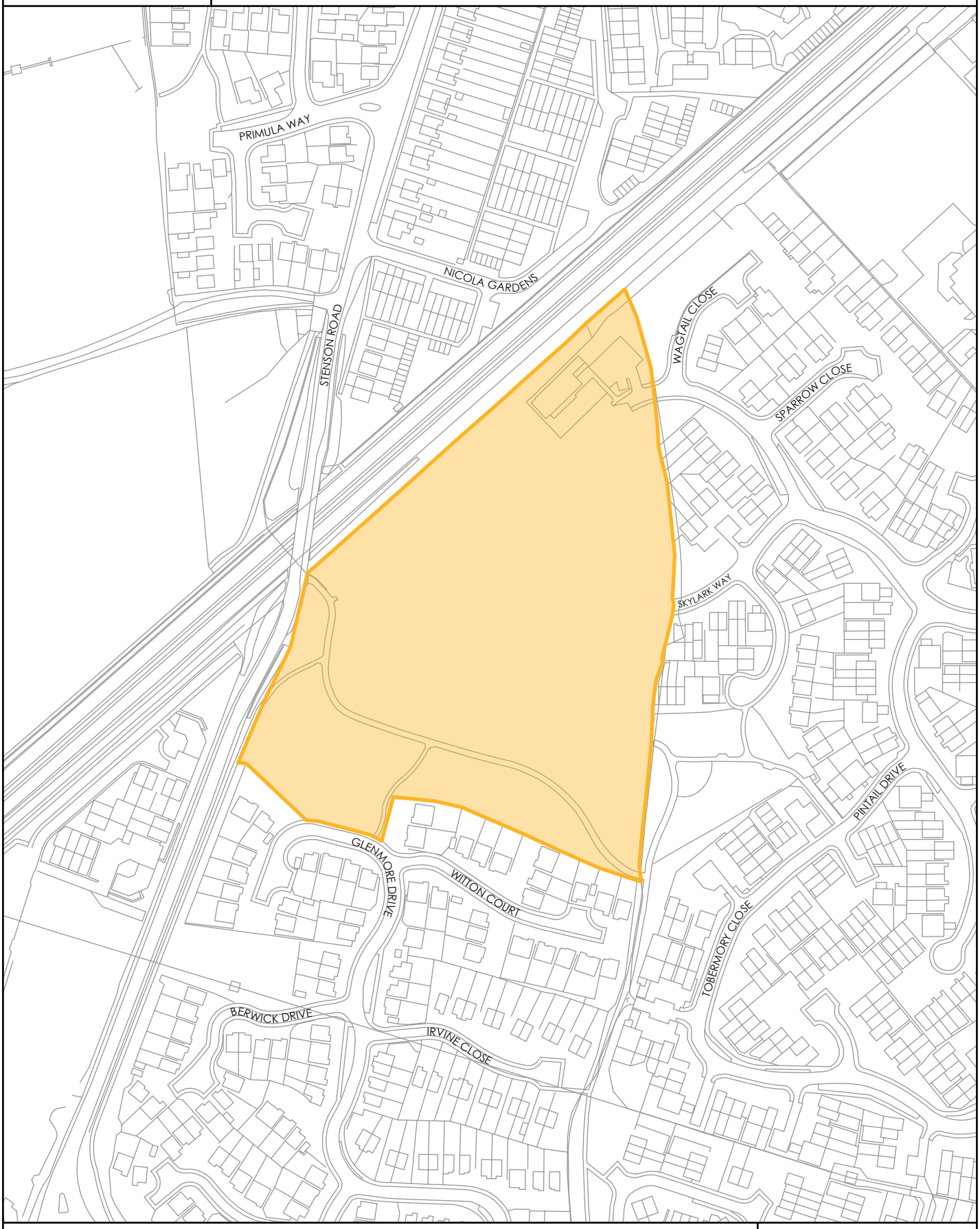
Policy 23R: Land at DUA Central, Stenson Fields



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Policy H25 Rural Workers Dwellings

Permanent Rural Workers Dwellings

A **Outside settlement boundaries planning permission will be granted for a new permanent rural worker's dwelling where it can be demonstrated that:**

- **i) There is an established existing essential need for an additional worker's dwelling;**
- **ii) The rural-based activity has been established, is sustainable and has the prospect of remaining so; and**
- **iii) The essential need cannot be fulfilled by an existing dwelling within the locality.**

B **Where the permanent need is established the dwelling should whenever possible be well related to existing farm buildings or other dwellings, being designed as to minimise visual intrusion on the landscape.**

C **Where permission is granted under this policy a condition will be imposed which limits occupation of the dwelling to a person solely, mainly or last working in a local rural enterprise, or a widow, widower or resident dependants of such a person.**

Temporary Rural Workers Dwellings

D **Outside settlement boundaries planning permission will be granted for new temporary rural workers' dwellings which normally for the first three years of operation will be provided by a caravan, a wooden structure which can be easily dismantled or other temporary accommodation, where it can be demonstrated that:**

- **i) There is an essential need for a temporary dwelling for a worker; and**
- **ii) The essential need cannot be fulfilled by an existing dwelling within the locality; and**
- **iii) The enterprise in question has been planned on a sound financial basis and is capable of being carried on as such**

E **Where the temporary need is established, the dwelling should whenever possible be well related to existing farm buildings or other dwellings.**

Removal of Occupancy Conditions

F The removal of occupancy conditions will be supported where:

i) The dwelling is genuinely surplus to the current and foreseeable future agricultural needs of the holding; and

ii) There is no evidence of a continuing need for housing for persons employed or last employed in agriculture in the locality; and

iii) The dwelling has been widely marketed on terms reflecting its occupancy condition normally for at least 12 months or an appropriate period as agreed with the Local Planning Authority and no interest in occupation has been indicated.

Explanation

There are circumstances when a new dwelling (permanent or temporary) within the countryside is required to enable farm or other workers employed in a rural-based activity, to live at or in the vicinity of their work. It is anticipated that agriculture or forestry would be the area of employment concerned, however there may be other rural enterprises that necessitate the need for a rural worker's dwelling.

In assessing such applications, the Council will need to be satisfied that there is an essential functional need for an employee to be readily available on site, which cannot be met within the locality, and that the enterprise is environmentally and financially sustainable. This is to comply with the core principle in the NPPF of supporting *sustainable* economic development, together with its policy on isolated new homes in the countryside needing to result from special circumstances. As such, a detailed assessment will need to be submitted with an application demonstrating the requirements above. In some circumstances the Council will seek independent advice to corroborate the evidence provided. In addition, the proposal should be of a size commensurate with the functional requirements of the activity and well related to existing farm buildings or other dwellings to help protect the character of the countryside. Normally, a temporary period of residential occupancy of the site would be necessary to demonstrate viability.

Where planning permission is granted for a permanent rural workers dwelling, a condition will be imposed restricting the occupancy of the dwelling to a worker employed in agriculture or the enterprise concerned. Furthermore, a condition could be imposed which removes the right of extending the property without the requirement of planning permission. This will help ensure that extensions do not result in a property being larger than the functional requirement of the activity, which could affect the viability of maintaining the dwelling for its intended use.

In regards to temporary rural workers dwellings, where permission is granted, it will be subject to a condition stating the period for which the temporary permission is granted.

Policy H26 Residential Gardens within the Countryside

Change of use to residential garden will be permitted where it would not result in detrimental domestication of the Countryside.

Explanation

The change of use of land to residential garden can provide useful additional private amenity space. However, it can also result in the domestication of land in an unaltered landscape. It is therefore essential that such proposals are controlled in order to protect the character and openness of the countryside and the character and form of settlements. Extensions to residential curtilages should reflect the pattern of development and should not unduly intrude or encroach into the countryside. In addition, extensions to residential curtilages within the Green Belt can conflict with the aim and purposes of the designation, as set out within the NPPF.

Furthermore, to help protect the amenity and character of the landscape, conditions may be imposed on any permission granted which will remove permitted development rights.

Policy H27 Residential Extensions and other Householder Development

Extensions and alterations to dwellings or the erection or alteration of out buildings, annexes, structures and boundary treatments within residential gardens, will be permitted provided that the proposals:

i) Are of a scale and character in keeping with the property; and

ii) Are not unduly detrimental to the amenities of adjoining properties or the general character of the area.

Explanation

Development under this policy will need to take account of the relevant Supplementary Planning Document.

Additional space created by an extension to a dwelling and the erection or alteration to out buildings/structures, are recognised as acceptable means of meeting changes in household space requirements. Normally such development should be designed so as to fit in with the original dwelling and the street scene in general, minimise the landscape and visual impact

on the countryside and designed without creating an overbearing effect and a loss of privacy. In addition, out buildings and structures should be of a size proportionate to the dwelling they serve and sympathetically related to the main dwelling.

Proposals for annexe accommodation will be treated as separate dwellings and determined using other policies, unless it can be demonstrated that there is a functional dependency on the main dwelling. Proposals for annexe accommodation should be of a scale proportionate to the original dwelling, no larger than functionally required and in particular in the countryside well related in location to the original dwelling. Where annexe accommodation is granted permission, a condition will be imposed which restricts the severing of the annexe to a separate dwelling without the requirement of further planning consent.

The erection of boundary treatments can help privatise residential amenity space and define the residential gardens of dwellings. The Council will however seek to maintain open spaces and/or areas of designed landscaping within residential developments that positively contribute to the amenity, street scene or overall setting of such areas, where enclosing those spaces could unduly impact on the open character of the area.

Policy H28 Residential Conversions

A Outside settlements boundaries the conversion of buildings to provide residential accommodation will be permitted provided:

i) The buildings are of a permanent and substantial construction and suitable for conversion without extensive alteration, rebuilding and/or extension.

B In isolated locations the conversion of buildings to provide residential accommodation will be permitted provided:

i) It is the re-use of a suitable redundant or disused building or would secure the future use of a heritage asset.

C Any conversion will lead to lead to an enhancement of the buildings immediate setting.

Explanation

The buildings within South Derbyshire countryside are part of its character. The conversion of buildings can allow change to be assimilated without being detrimental to the existing character.

The utilisation of historic buildings in this way can also bring environmental benefits and provide a source of housing accommodation without releasing new land for development and can also protect heritage assets. National Policy supports the reuse of rural buildings for residential uses, however states that they should lead to an enhancement to the immediate setting.

Where a scheme of residential conversion is granted, the permitted development rights that normally apply to dwellings could be withdrawn as a condition of the approval.

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National planning policy requires that an appropriate balance is struck between supporting a prosperous rural economy and conserving and enhancing the natural environment. The policies in this section seek to provide the appropriate safeguards to ensure that development which must take place in the countryside does not lead to unacceptable environmental effects.

Policy BNE5 Development in the Countryside

Outside of settlement boundaries (as defined in policy SDT1), land will be considered as countryside.

A Planning permission will be granted in the countryside where it is:

i) appropriate for its location in the countryside; or

ii) considered to be infill that is in keeping with the character of the locality and represents the infilling of a small gap for not normally more than two dwellings, within small groups of housing.

B If considered inappropriate by section A then planning permission will be granted in the countryside where it can be demonstrated that it:

i) will not unduly impact on: landscape character, biodiversity, best and most versatile land, historic assets; and

ii) is well related to a settlement or settlements; and

iii) is not considered to be a valued landscape

Explanation

In order to support the principle of sustainable development, preserve the countryside and protect the best agricultural land, development in the countryside requires control. This policy aims to balance preserving the character of the countryside with supporting development and the rural communities within it.

Proposals may be required to demonstrate that they are appropriate in the countryside. The criteria for proposals for the reuse, conversion and replacement of existing buildings and development of new buildings in the countryside are set out in Policy E7, Rural Development. Further examples of appropriate development in the countryside include forestry, agriculture, equestrianism and outdoor recreation. There may be other unforeseen needs that could constitute appropriate development. In all cases however, it is necessary to ensure that development within the countryside should be integrated into the landscape as sympathetically as possible with

minimal impact. The design, layout and materials of the development should reflect the character of the countryside. In determining proposals for infill development, consideration will be given to whether the proposed scheme would result in the loss of an important gap between groups of housing.

Should the development be considered as inappropriate within the countryside, then a further test will be applied through section B of the policy that considers the developments impact on a number of factors. The relationship to a settlement or settlements is important as the Council want to avoid isolated unsustainable developments in the Countryside. However, through the presumption in favour of sustainable development in the NPPF and the policy in Part 1 of the plan sites will be considered favourable where the sustainability of the development can be demonstrated.

The consideration of valued landscape will be undertaken by using the factors set out in the GLVIA 3rd Edition (or further editions) which form the basis of an LVIA:

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interests
- Recreation value
- Perceptual aspects
- Cultural Associations

Policy BNE6 Agricultural Development

Agricultural development will be permitted provided that:

i) it is suitable for its intended purpose; and

ii) it is of an appropriate scale and design; and

iii) it is sited in proximity to existing agricultural buildings, wherever practicable; and

iv) appropriate landscape mitigation is included where necessary.

Explanation

Agricultural uses constitute part of the South Derbyshire landscape and the District Council appreciates the value and importance of the agricultural industry. In valuing and protecting the countryside and landscape character there is a responsibility to site necessary development in such a

way as to minimise its effect on the surrounding landscape. Prudent siting, design, construction and choice of materials with appropriate landscape measures such as land formation and/or planting if considered necessary will be expected to ensure the right balance is struck. This should assist in protecting the countryside whilst allowing agricultural development.

Policy BNE7 Marina Development

A Planning Permission for a new marina will be granted subject to:

i) the marina not leading to increased risk of flooding elsewhere ;

ii) local water quality not being adversely affected;

iii) adequate servicing being provided including water supply, electricity and disposal facilities for sewage and waste;

iv) the demand for the number and tenure of berths being justified; and

v) not impeding the use of the watercourse or water body in any way.

B Further development at or redevelopment of existing marinas will be supported where the principle of tourism and/or leisure is continuing to be sought and the factors in Section A have been satisfied.

C Permanent berths will be allowed where it can be demonstrated that a need exists. Where such need is demonstrated the change to residential moorings will be supported provided at least 51% of the berths remain available solely for leisure/tourism use.

Explanation

There are three marinas currently in South Derbyshire; Merica Marina near Willington, Shardlow Marina, Shardlow and Stenson Bubble Marina, Stenson. Mercia Marina has capacity for 585 berths, the 'Boardwalk' building with a mix of uses, tea room, grocery store, log cabins for holiday let, a boat manufacturing workshop with dry dock and a chandlery. Shardlow Marina has capacity for around 300 berths, a boat yard with hoist, chandlery and boat service. Stenson Bubble Marina has capacity for 80 berths, a boat builder, coffee shop and a chandlery.

Development at these three Marinas will be supported by the Council where the principal of leisure and/or tourism is continued to be sought.

Any new marina development will be considered on its merits dependent on location and the wider impacts on the Trent and Mersey Canal, which is a conservation area along its length in South Derbyshire.

The emphasis on any new marina will be as a tourism and leisure facility although applications for permanent residential berths due to the increased cost in housing, and to reflect online touring restrictions has increased are also considered within this policy

Policy BNE8 Trees, Woodland and Hedgerows

The Council will seek to minimise the loss of trees, woodland or hedgerow of historic, ecological or commemorative value.

A Proposals that affect trees, hedgerows and woodland should clearly demonstrate that:

i) The layout and form of development have been informed by an appropriate arboricultural and/or hedgerow surveys; and

ii) Development would not suffer from undue shading either now or in the future; and

iii) Appropriate protection measures are secured to ensure adequate protection zones and buffers around trees, woodland and hedgerows.

B The felling of protected trees, groups of trees or woodland and removal of important hedgerows, will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species, size and in an appropriate location will normally be required.

C Development proposals which will have a negative effect on trees, hedgerows or woodland must satisfactorily demonstrate a net biodiversity gain can be delivered through the delivery of appropriate mitigation, compensation or offsetting, including through new planting or improved management of retained trees and hedgerows. New planting will be expected to be adequately managed to reach full maturity.

D Where new planting is proposed in urban areas, consideration should be given to planting tree species which are known to contribute towards improving urban air quality such as Field Maple, Ash, Common Alder, Norway Maple, Silver Birch, Larch and Scots Pine.

Explanation

Trees, woodlands and hedgerows make a valuable contribution to the environmental quality to an area. The character of many settlements in South Derbyshire are enhanced by hedgerows and single, as well as groups

of trees. They are a vital element of the landscape and of great importance to nature conservation.

Where development is proposed that could affect trees, hedgerows or woodland the Council will seek to ensure that decisions are underpinned by proportionate survey effort in order that the full effects of development can be understood. Conditions will be used, where appropriate to minimise the likely impacts associated with development and secure the delivery and management of new planting.

The planting of new trees and woodlands and planting or laying of new hedgerows will be encouraged wherever possible throughout the District. Measures to ensure the continued management, protection and replacement of trees or hedgerow will be to be pursued.

Tree Preservation Orders will be made by the District Council to protect individual trees, groups of trees and woodlands which are of particular value now or are likely to become so in the future.

Areas of particular importance to local communities that meet the necessary criteria have been allocated as Local Green Spaces, in order to protect them from future development. Where development on sites adjacent to local green spaces is proposed and this could impact on trees or hedgerows within these areas an appropriate buffer will be sought. Policy concerning Veteran trees and Ancient woodland is set out in Policy BNE3 (Biodiversity).

The Council does not have any areas which are currently failing to meet identified air quality standards. Nonetheless, air quality in urban areas can be improved through appropriate tree planting and some species are recognised as being more beneficial than others. As such the Council will, where appropriate, seek to work with developers, to ensure that tree species are selected in new developments that can improve air quality subject to wider amenity, landscape and townscape considerations.

Policy BNE9 Local Green Space

Local Green Spaces are designated on the proposals map and will be protected from development unless the development proposed would clearly enhance the area for the purpose it was designated.

Explanation

Local Green Spaces are provided with special protection due to their particular importance to the community and contribution to the local character of the area. Such areas are valued and cherished by the local community and should be preserved for future generations to enjoy. These sites can often be visually or historically important, particularly in

conservation areas and if they are developed the character of the settlement is lost. Local Green Spaces are only designated where the area is well related to the community it serves, is special to the community and is local in character. It is expected that the Local Green Space will remain undeveloped over the plan period. Consultation with the local community would be expected should a development be proposed. Collaborative working with private landowners of Local Green Spaces for the improvement of such areas will be taken where the opportunity arises. Maps showing the Local Green Space can be seen at Appendix C.

Policy BNE10 Advertisements and Visual Pollution

Proposals for advertisement consent, street furniture, telecommunications cabinets and other items that could contribute to visual pollution within the public realm, will only be permitted where the following amenity and public safety matters have been addressed, including consideration of their cumulative impact:

i) That there is no adverse impact on the character or setting of the area and its visual amenity; and

ii) That pedestrian and vehicular movements are not inhibited nor highway users' attention distracted; visibility should not be obscured or confused, nor public safety adversely affected; and

iii) That proposals are in keeping with their setting in terms of size, design, illumination, materials and colour; and

iv) That together with existing signs and street furniture in the area, there will not be clutter or excessive advertising.

Explanation

Advertising and signage takes various forms. Some of it is necessary for the proper functioning of shopping and commercial areas and the wider economy and some is of primary benefit to the advertisers themselves. Advertising and signage when done well is in keeping with, or can even enhance its surroundings, whereas poorly designed or located signage looks incongruous and can jeopardise public safety. This policy seeks to strike the balance between the advantages of advertisements and the impact of them, thereby maximising their effectiveness with the least environmental and social cost.

It is not just advertisements that can create undue clutter in the built or natural environment and the principles set out in the policy above similarly apply to street furniture, telecommunications equipment or other such paraphernalia. Temporary permissions will be used where it is considered

prudent to do so, particularly for advertisements that, whilst necessary for a time, do detract from the general street scene. Guidance to supplement this policy and inform decision making will be contained within a relevant SPD.

Policy BNE11 Heritage

The District Council will grant permission where; the proposals protect, conserve or enhance the significance of the Districts designated and non-designated heritage assets and their settings, the development respects the distinctive local character and sensitively contributes to creating places with a high architectural and built quality using traditional materials and techniques where appropriate, the development respects and enhances existing landscapes and the individual character of settlements is maintained.

Applications will be expected to be accompanied by a proportionate heritage assessment which describes an assets significance, identifies the impacts of the proposed work and provides clear justification for the works.

A Listed Buildings

The District Council will grant consent for alteration, change of use or extension of a listed building or development within its setting only where this would not detract from the special architectural, historic interest, character and significance of the listed building or its setting. Proposals which would be harmful to the significance of the heritage asset will not be supported.

B Conservation Areas

Development in Conservation Areas will only be permitted if it preserves or enhances the character of the area. This includes (but is not limited to) the historic street patterns townscape, roofscape and natural features, retention of architectural detailing and traditional materials, important open spaces and key views and vistas. Harm to the significance or loss of heritage assets which makes a contribution to the character of the area will be resisted. Where permission is granted for demolition and redevelopment within a conservation area this will be subject to a condition or agreement that demolition shall not take place prior to the approval of detailed plans of the new building and letting of a contract for works to begin.

C Non designated heritage assets

Proposals affecting non-designated heritage assets (including where identified through the planning process) should not harm their significance and development involving loss will be resisted unless significant public benefit has been clearly and convincingly demonstrated.

D Scheduled Ancient Monuments and Archaeology

Any proposed development which impacts on archaeological remains will be required to be accompanied by an archaeological evaluation of the site and statement demonstrating how it is intended to overcome the archaeological constraints of the site. Development will be resisted which would result in disturbance to Scheduled Ancient Monuments or other known archaeological sites or harm their setting or significance. Where there is an exceptional need for development, measures will be undertaken to minimise impact and preserve the site in situ. The District Council will require public display and interpretation where appropriate. Any investigation and recording of a site as part of any works will be published and archived.

E Historic Parks and Gardens

Development within, or affecting the setting of, registered parks and gardens and other historic landscapes will be supported where development does not detract from the significance, character, layout, design, appearance, key views in and out of the Park or prejudice its future restoration.

Explanation

Particular attention and care is needed when planning works in relation to heritage assets. Relatively minor changes can have significant impacts on the significance, character, appearance, group value and setting of assets. Therefore development proposals will be required to submit supporting information appropriate to the assets significance so that the potential impacts of the proposal on the assets significance can be understood. Any application should reference the relevant HER record, Conservation Area Appraisal and other available relevant sources.

The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of proposals will all be carefully considered to ensure that they preserve or enhance the heritage asset. The features and form that contribute to the special interest of the asset should be conserved. Traditional local materials, detailing and techniques should be used where appropriate to ensure that the special character of the asset and the wider South Derbyshire is retained. The historic gardens, parks and churchyards make a positive contribution to the district and we will seek to ensure that these green spaces which add character and historic understanding to many communities are preserved and enhanced.

The council will work constructively with owners, Historic England and other partners to remove assets from the buildings at risk register. New uses and innovative solutions will be explored to allow the long term preservation of the asset. The condition of a heritage asset deliberately damaged or neglected will not be taken into account in any decision.

Policy BNE12 Shopfronts

Shopfronts within heritage assets should be well proportioned and reflect the quality and architectural contribution of any existing historic shopfront, have regard to the proportions and relationship between the shopfront, the building and its context, use high quality and sympathetic traditional materials and detailing and include signage only in appropriate locations and in proportion to the shopfront. The District Council will resist external shutters and inappropriately illuminated signage.

Explanation

Shopfronts play an important role within settlements in adding to the district's distinctiveness and character and can contribute significantly to the attractive quality of the street scene. Heritage assets which include shopfronts make an important contribute and provide a sense of place to the many different communities in South Derbyshire. Shopfronts are also found in historic buildings which are not designated assets but of local Interest and add to the character and sense of place and as such are Included within the policy.

Traditional architectural materials, details and proportions that are hidden, neglected or lost can be reinstated, revitalised and help enhance the character of the building, local area and add value to the shopping experience. We seek to promote good design, in keeping with the character of the heritage assets, to preserve and enhance the appearance of South Derbyshire. Therefore modifications necessary should be sympathetic to the original design of the building. Security measures should be internal to limit their visual impact. External shutters are not normally acceptable and Internal shutters should be perforated to enable visibility into the shop. To enliven frontages and enable passive surveillance, shopfronts should provide visibility and not be blanked out. Lighting should be the minimum necessary and internal illumination of signage is not acceptable. Any lighting fittings should have a minimal impact on the appearance of the shopfront and provide a warm light.

Policy BNE13 Former Power Station, Drakelow

Development will be supported for Use Class B1, B2, B8 and energy purposes to assist in the regeneration of previously developed land at the Former Drakelow Power Station.

An agreed development framework document between the developer and the Council will be produced and submitted with any planning application made.

The existing Drakelow Nature Reserve will be retained to its current extent.

Explanation

Drakelow Power Station was commissioned in 1955 and at full capacity generated electricity from three coal-fired power stations supported by 10 cooling towers. After surpassing life expectancy the A station was closed in 1984, and the B station in 1993. The cooling towers were demolished in 1998. The C Station was decommissioned in 2003, and the final structures demolished in 2006.

The Former Power Station site is bounded by the River Trent and Drakelow Nature Reserve to the north, Walton Road and the Drakelow Park development. The site extends to approximately 113 ha.

A National Grid sub-station is located south of the site at Walton Road and a Tree Preservation Order (Drakelow - 122 (W4)) covers the area along the southern boundary. Planning permission exists for a Combined Cycle Gas Turbine (CCGT) Power Station (ref. CW9/0615/48), Renewable Energy Centre (ref. CW9/0615/48) and Solar Park (ref. 9/2015/0256).

The Council will support renewable and other energy developments and ancillary buildings or infrastructure as set out in Policy SD3 of the Local Plan Part 1.

RETAIL

South Derbyshire's shopping hierarchy comprises two tiers:

1 Swadlincote Town Centre

2 Key Service Villages; Local Service Villages; established Local Centres (Castleton Park, Church Gresley, Newhall and Woodville); and proposed Local Centres (Boulton Moor, Drakelow Park, Highfields Farm, Wragley Way, Chellaston Fields and Local Service Villages

The retail hierarchy in the District establishes Swadlincote as the primary town centre where new shopping development should be directed in order to maintain and improve the range of goods and services offered. For the purposes of the operation of the retail policies in this Plan, the town centre encompasses not only primary and secondary shopping frontages, and other shopping areas, but also adjacent civic, office, employment and leisure uses, and the focal points for public transport.

The District Council is committed, in partnership with the private sector in Swadlincote, to improving the environmental quality of the town, promoting the development of the economy and the range of facilities and attractions for shoppers and visitors. The second edition of the "Swadlincote Town Centre Vision and Strategy" was adopted in 2012. The Strategy reviews recent progress toward enhancing the vitality and viability of the town centre and identifies the areas upon which specific emphasis should be placed, i.e. promotion, economic restructuring and design, together with a number of possible development sites. The plan seeks to emphasise the town's special historic and architectural character and recognises that retail and leisure uses should be enhanced to offer visitors a more extensive range of goods and services. It aspires to create a series of interlinked attractions and spaces. In particular, it identifies a need to connect the Pipeworks better with the Delph and High Street.

Over the past ten years, the population of the Swadlincote urban area has grown significantly, which has also helped to raise levels of prosperity within the town. The Swadlincote Retail and Leisure Study, published in 2016, found the town centre to be in reasonable health. It noted that since the previous study of 2005 Swadlincote had increased market share both in the convenience and comparison goods sectors which it saw as being very positive. Going forwards, it identified scope to improve the convenience retail offer in qualitative terms and recommended continued environmental improvements to the High Street to assist in its further revitalisation. Recently secured Heritage Lottery funding for shop frontage improvements will assist greatly in this respect. Further means to increase High Street activity could include the encouragement of additional food and drink uses.

The Council has also worked in partnership with English Heritage to bring about improvements to the built fabric of the town centre, which is a Conservation Area. Traditional shop fronts have been restored and the Delph and West Street have benefitted from extensive repaving and the

introduction of new street furniture and signage. Sharpes Pottery Museum has also been expanded, through the introduction of a new gallery, play area and café.

There is scope for a range of further environmental improvements, from enhanced gateways and green spaces, to more active frontages and attractive pedestrian links. Any new development should have safe and direct pedestrian links to the heart of the town centre (primary retail frontage), ensuring that key destinations are connected and pedestrians can navigate and move easily between them. The quality of these links should be such that they encourage people to walk and explore the town centre on foot. A compact and connected town centre ensures that the town develops sustainably, avoiding a car dominated and fragmented settlement that would struggle to flourish.

Market days are a significant attraction and the relocation of stalls to The Delph and Swadlincote High Street has helped bring added life to the town centre. The monthly farmers market is a more recent introduction, bringing in specialist local produce vendors, providing a further draw to potential town centre users.

The aim is to continue the revival of Swadlincote town centre as a service centre and attractive destination for both community and visitors. There is scope for significant retail, leisure, office and residential development with substantial sites available within and adjacent to the town centre. A particular focus is the development of the evening and visitor economies, linked to The National Forest. To this end, the Council hopes to attract a mix of uses, to support economic activity throughout the day and evening, with a greater emphasis on comparison based shopping, rather than convenience shopping, which currently predominates. Another consideration is the lack of modern suitably sized units to meet the needs of some national retailers not currently represented in the town.

Away from Swadlincote town centre, the provision of small scale local shopping facilities helps ensure residents have convenient access to a reasonable range and choice of facilities while helping to reduce travel and car use and secure a more sustainable environment.

Key Service Villages provide a range of retailing provision and other services to a localised catchment population, including a convenience store and a sub Post Office. Whilst some Local Service Villages provide some of these facilities, others do not. Nevertheless, the policy would allow for the favourable consideration of any proposals for additional provision and will resist the loss of existing facilities.

Local centres provide convenient and sustainable access to everyday shopping and services to residents living in the immediate locality. The Local Plan must adopt a facilitating approach to enable a range of appropriate development proposals to come forward.

The Localism Act 2011 provides Parish Councils or groups with a connection with the local community the ability to nominate assets of community value, such as local pubs. If the nomination is accepted, local groups will be given time to bid for the asset when it is sold, although there is no automatic right to buy.

Policy RTL1 Swadlincote Town Centre

A **Other than in Local Centres, Key Service Villages and Local Service Villages (as defined by Policy H1 Settlement Hierarchy) proposals for retail, leisure, office and other main town centre uses, as defined in national policy, should be located in accordance with the following sequence:**

i) Firstly, within the defined town centre of Swadlincote (see Map 1); or

ii) Where there are no sites at (i), at sites on the edge of Swadlincote town centre; or

iii) Where there are no sites at (i) and (ii), in out of centre locations that are well connected to Swadlincote town centre and highly accessible on foot, by cycle and by public transport.

B **Planning applications for retail, leisure and office development exceeding 2500sqm in size on sites that are not within Swadlincote town centre should be accompanied by an assessment showing that there would be no adverse impact on the vitality and viability of Swadlincote Town Centre and other centres within the catchment area of the proposal, including those located in neighbouring local authorities, in accordance with national policy.**

C **Within the primary shopping frontages of Swadlincote town centre, changes of use at ground floor level from retail, financial and professional services, food and drink, pubs and bars and hot food takeaways to uses outside these categories will not normally be permitted.**

D **Within Swadlincote town centre, planning applications for change of use at first floor level and above to office or residential use will be permitted, provided that the amenity of prospective occupants would be protected**

Explanation

In applying the sequential test referred to in part A, applicants should assess opportunities that are of an appropriate scale to accommodate the development proposed. They will be expected to demonstrate flexibility in terms of the format and scale of the proposals when assessing such

opportunities.

There is a need to maintain a core of retail activity in the town centre, but other complementary uses, during the day and evening, can reinforce the town centre's attractiveness to local residents. Primary frontages, shown on Map 1, have therefore been identified, with the intention that these are retained as the main core of town centre activity (Use classes A1, A2, A3, A4 and A5 at ground floor level). In the remainder of the town centre a more flexible approach will be applied, recognising that outside the primary shopping area the town centre can accommodate a wider variety of uses, including all major town centre uses.

Policy RTL2 Swadlincote Town Centre Potential Redevelopment Locations

The Council will promote the redevelopment of the following sites, as identified on Map 1, for uses that would enhance the viability and vitality of Swadlincote town centre:

1. **Civic Centre, Civic Way**
2. **Land between Midland Road / Belmont Street**
3. **The Delph Block**
4. **Sharpes Estate**
5. **Land between West Street / Market Street**

Where appropriate, redevelopment of the sites will be in accordance with a development brief prepared by the Council

Explanation

The Swadlincote Town Centre Vision and Strategy identifies a number of sites as offering potential for redevelopment among which those listed in this policy are considered to offer the best potential to come forward during the plan period.

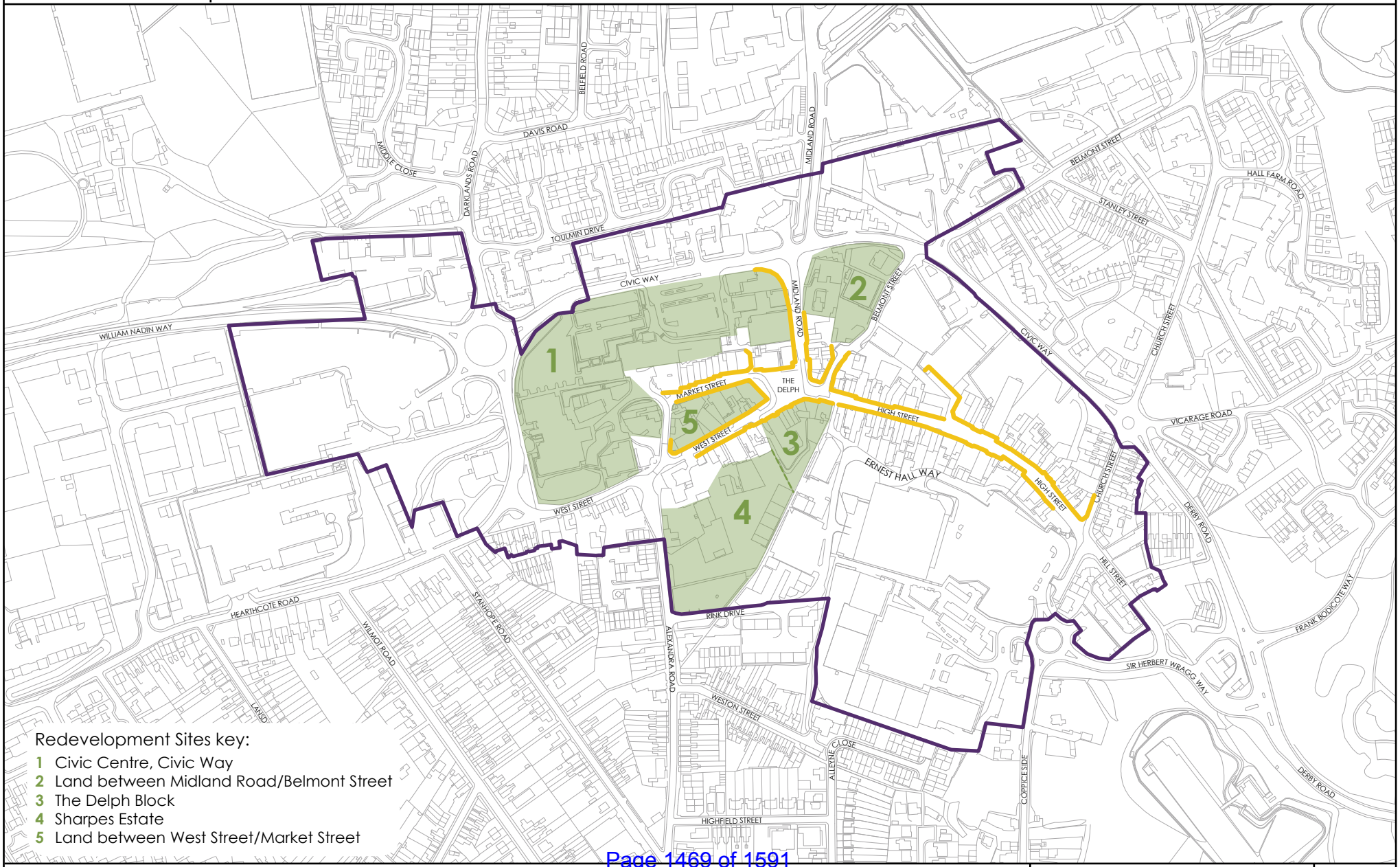
Site 1 comprises the land currently occupied by the Civic Offices, bus station, former market hall, the Green Bank Leisure Centre and library. It is the largest single site within the town centre, with scope for a mixed use development potentially incorporating residential, retail, leisure and increased parking provision.

Site 2, land between Midland Road and Belmont Street, is currently occupied by a mix of uses, including buildings, vacant land and a former bowling green. There is an opportunity for redevelopment and/or refurbishment with mixed uses, including offices.

Site 3, the Delph Block, comprising 1-15 West Street, includes a block of retail, food and drink and health and beauty premises. It has scope for

South Derbyshire District Council

Map 1 - Swadlincote Town Centre and Potential Redevelopment Locations - Policy RTL1 & RTL2



Redevelopment Sites key:

1 Civic Centre, Civic Way
2 Land between Midland Road/Belmont Street
3 The Delph Block
4 Sharpes Estate
5 Land between West Street/Market Street

Town Centre boundary

Primary frontages

Redevelopment sites

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Scale: 1 : 5000 at A4

NORTH

refurbishment or redevelopment with mixed uses, together with an opportunity to create an active frontage to Rink Passage. The site could also be integrated with the adjacent Sharpe's Estate.

Site 4, Sharpes Estate, comprises a public car park and a cluster of office and industrial buildings, both historic and modern, including vacant buildings and land. There is a development opportunity for mixed uses, including residential, with scope for restoration works, redevelopment and infill to complement the existing buildings. It could be integrated with the adjoining Delph Block.

Site 5, land between West Street and Market Street, comprises buildings fronting West Street, a number of which are vacant or underused and are important from a heritage perspective. At the frontage to the Delph is the modern Post Office building. There is potential to incorporate the West Street frontages in a development scheme, with new active frontages to Market Street involving mixed uses.

Policy RTL3 Local Centres and Villages

A At existing local centres at Castleton Park, Church Gresley, Newhall and Woodville High Street and at proposed local centres at Drakelow, Highfields Farm, Boulton Moor, Wragley Way, Chellaston Fields and on land to the west of Mickleover shown on Maps 2, 3 and 4, proposals for retail development will be permitted provided that:

i) the development is consistent with the scale and function of the centre; and

ii) would not have an unacceptable impact on the vitality and viability of other centres, including those within neighbouring local authority areas; and

iii) would not be harmful to the amenity of neighbouring uses.

B At Key Service Villages and Local Service Villages (as defined by Policy H1 Settlement Hierarchy) proposals for retail development will be permitted provided that:

i) the development is consistent with the scale and function of the settlement; and

ii) would not be harmful to the amenity of neighbouring uses.

C Changes of use at ground floor level from retail to other uses will not be permitted, except where:

i) it has been demonstrated to the satisfaction of the Council that the current use is no longer economically viable and

cannot be made so; or

ii) where an alternative facility offering comparable services, which meet local needs to at least the same extent, is already available, or will be made so as part of the proposal;

Explanation

A cohesive policy is required to maintain and enhance the role and function of local centres and shops and services located in villages. However, development should not be of a scale that would undermine other centres, including those in neighbouring local authority areas. Existing facilities such as shops and public houses perform a vital role in maintaining the vitality and sustainability of rural communities.

To allow the Council to consider viability where an existing retail facility (Use Classes A1, A2, A3, A4 and A5) is the subject of a proposal for a change of use, it will require evidence that:

i) the existing or recent business is not financially viable, in the form of trading accounts for the last three years in which the business was operating on a full-time basis; and

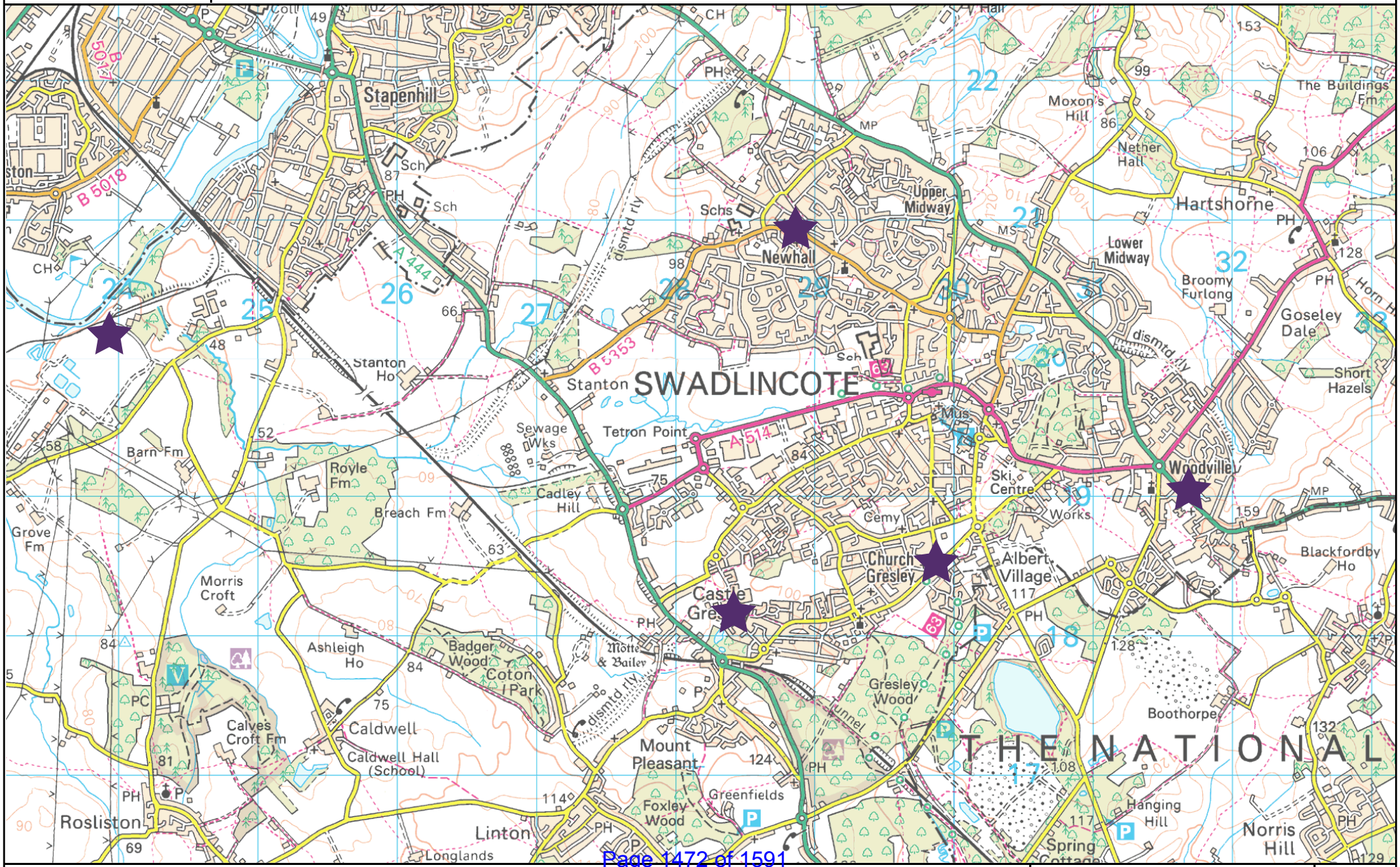
ii) a range of measures were tried during this time to increase trade and diversify use, including marketing to other potential operators.

The facility must have been marketed for not less than 12 months at a price agreed with the Council following an independent professional valuation.

The Council will require evidence that there has been public consultation to ascertain the value of the facility to the local community. Where one exists, reference will be made to the Neighbourhood Development Plan for the area. If the facility is registered as an Asset of Community Value the Council may regard this as a material consideration. In considering alternative facilities, the Council will require evidence that there is at least one such facility offering comparable services within convenient walking distance.

South Derbyshire District Council

Map 2 - Local Centres and Villages - Policy RTL3 Swadlincote



Local Centre

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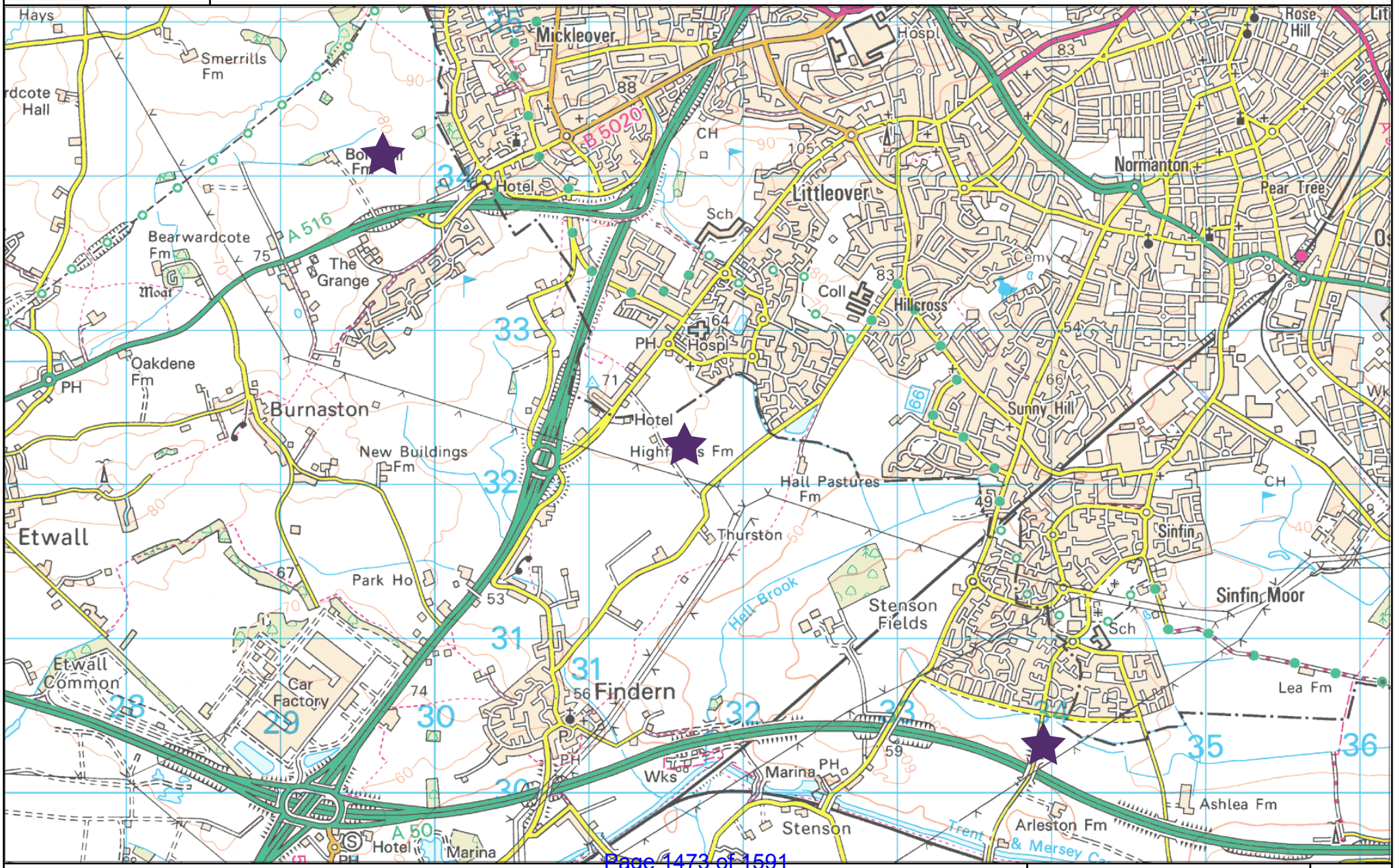
Scale: unspecified at A4

NORTH

South Derbyshire District Council

Map 3 - Local Centres and Villages - Policy RTL3 Derby Urban Area (West)



Local Centre

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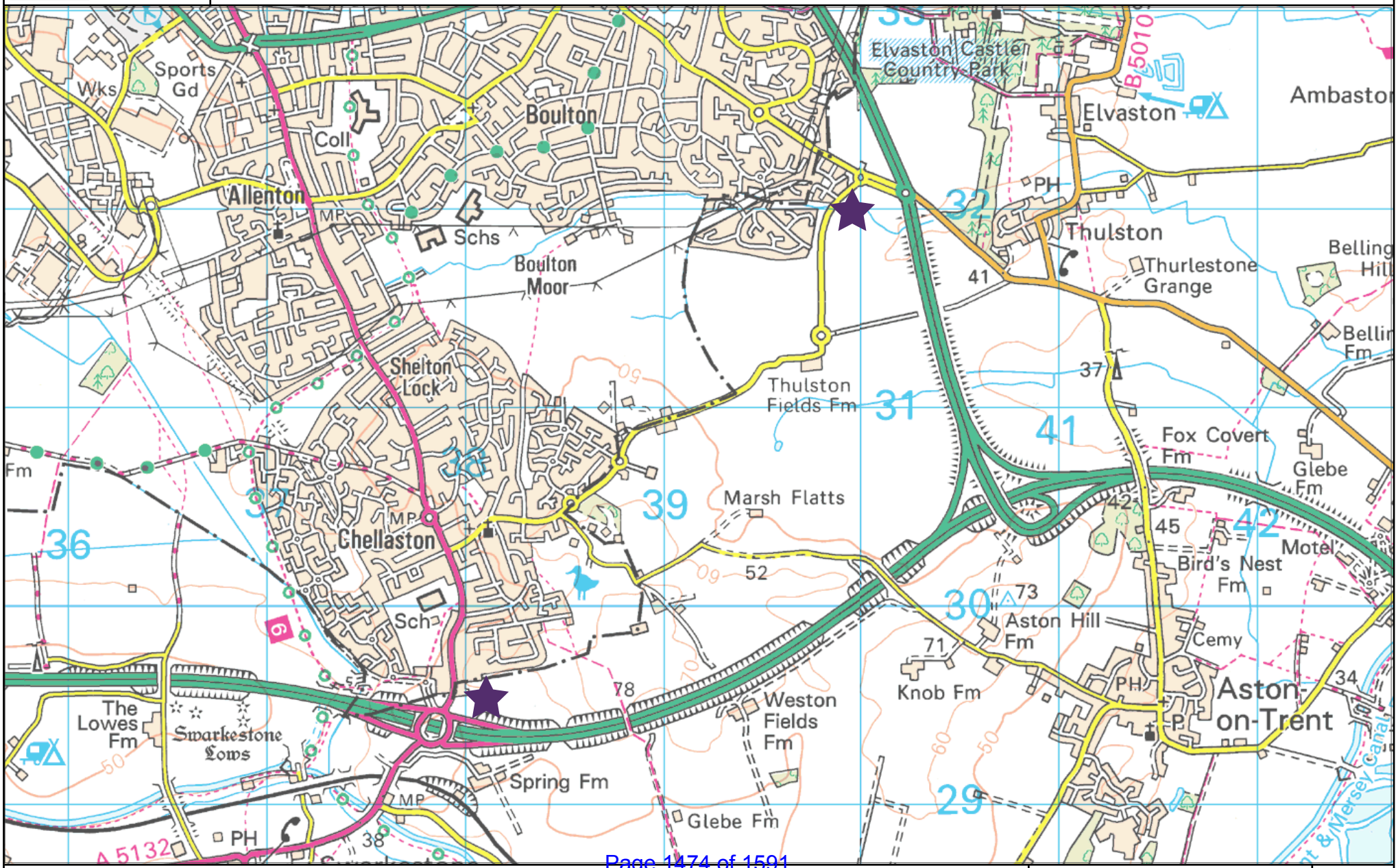
Scale: unspecified at A4

NORTH

South Derbyshire District Council

Map 4 - Local Centres and Villages - Policy RTL3 Derby Urban Area (East)



Local Centre

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Scale: unspecified at A4

NORTH

Whilst recognising the importance of telecommunications it is important to strike a balance between delivering infrastructure and preserving the landscape and buildings of particular importance.

Policy INF11 Telecommunications

Proposals for telecommunications development will be permitted provided it has been demonstrated with the necessary evidence that:

- **i) apparatus is located so as to complete or improve coverage; and**
- **ii) where a new mast is proposed, there is no opportunity for sharing an existing mast, building or structure; and**
- **iii) apparatus is located and designed so as to minimise visual intrusion on the landscape or townscape, through sympathetic siting, design, materials, colour and, where appropriate, camouflage; and**
- **iv) it is not located in, nor will have an unacceptable impact on, any designated heritage asset, Site of Special Scientific Interest or local nature reserve unless it can be demonstrated that no technically acceptable alternative site is available and that the need for the development outweighs the degree of harm caused; and**
- **v) where feasible, all cables and pipelines are placed underground, having regard to any archaeological or ecological constraints.**

Explanation

High quality and reliable telecommunications infrastructure is essential for economic growth and to deliver the services expected from telecommunications development including mobile and broadband. Poor broadband limits the types of business that could exist in a rural setting. Digital Derbyshire is working in partnership with BT to lay hundreds of miles of fibre optic cable and aims to bring faster broadband to parts of Derbyshire, particularly in rural areas. For details of the programme go to www.digitalderbyshire.org.uk

Telecommunications covers communication services involving radio, television and telephone networks provided by means of cable, microwave and satellite. In accordance with National Policy, local planning authorities should aim to keep the numbers of radio and telecommunication masts and the sites for such installations to a minimum consistent with the efficient operation of the network.

It is recognised that service providers will want to provide the best coverage possible in order to remain competitive in the market. Whilst recognising the importance of telecommunications it is important to strike a balance between delivering infrastructure and preserving the landscape and buildings of particular importance. Wherever there is an opportunity to minimise the negative effects of telecommunications infrastructure, these should be taken up.

Conditions may be sought to secure an acceptable appearance for the structures and the development site. Screening may be sought where appropriate and landscaping schemes required. Where services are placed underground or new landscaping is proposed, the site should be restored and/or landscaped with appropriate indigenous species.

Policy INF12 Provision of Education Facilities

Land for educational purposes will need to be safeguarded in a location/s by the Local Education Authority or other statutory provider. The site will:

- **i) Be for at least an 800 pupil place secondary school; and**
- **ii) Require a minimum of 10 hectares; and**
- **iii) Be designed and laid out so as to minimise any undue impacts on surrounding land uses and the wider environment.**

Explanation

Due to the recent, planned and anticipated population growth in South Derbyshire, not just in this plan period but beyond 2028, it has become evident that a new secondary school will be required in the District, possibly within the plan period. There are currently four secondary schools within the District, three in Swadlincote and one in Etwall. Parts of the District have normal (catchment) areas covering them from Derby City, East Staffordshire and Erewash schools.

In order to progress a new secondary school, the starting point is the notification of a site or sites through the Local Plan process. Derbyshire County Council as the statutory Authority for education provision in South Derbyshire have to undertake the process of selecting the site/s and request that the District Council notify the site or sites. By notifying the site/s, they are essentially protected from development for education purposes for a period of time.

Considerable preparatory work, including an initial public consultation, has already been undertaken on this process. It is ongoing with the intention that, subject to the outcome of further public consultation and the decision taken by Derbyshire County Council Members later in the year on site/s selection, the policy above will refer to a location/s in the submission version of this Plan.

Appendix A

Settlement Boundary Maps

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South Derbyshire District Council

Ambaston Village Settlement Boundary

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Scale: 1:2500 at A4

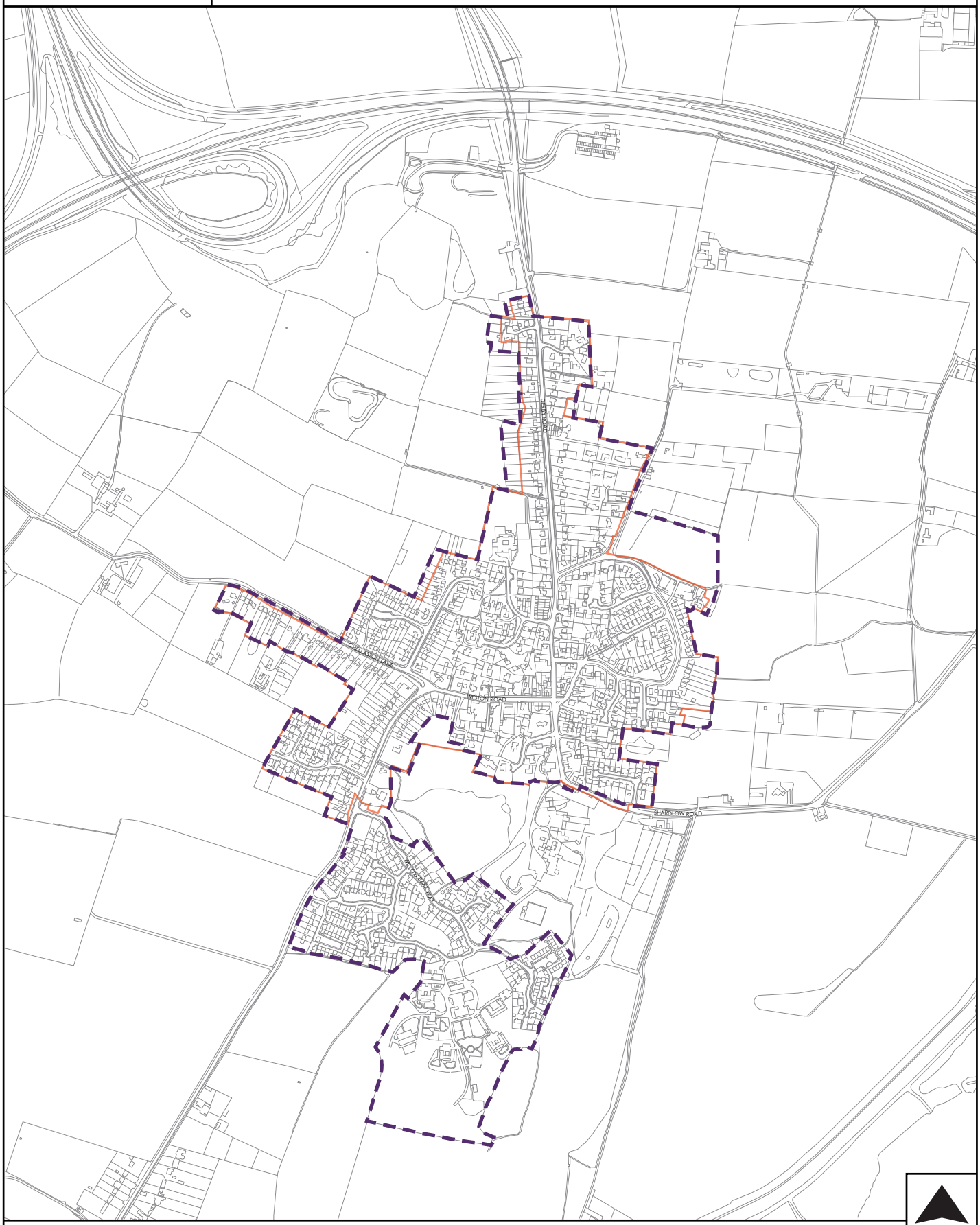
NORTH

There was no Village Settlement boundary for Ambaston in the 1998 Adopted Local Plan

Proposed Settlement boundary

South Derbyshire District Council

Aston on Trent Village Settlement Boundary



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Scale: 1:10000 at A4

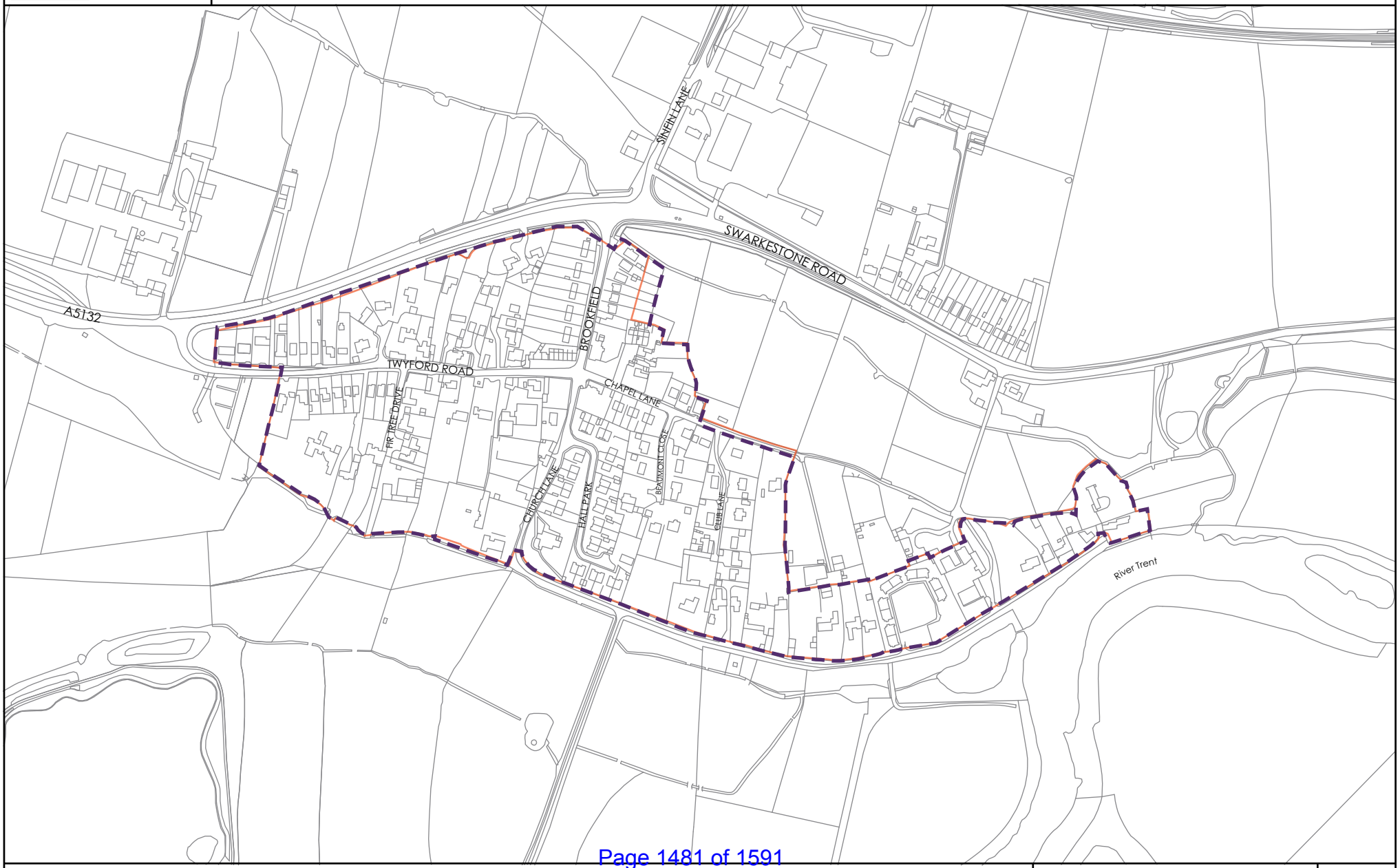
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Barrow on Trent Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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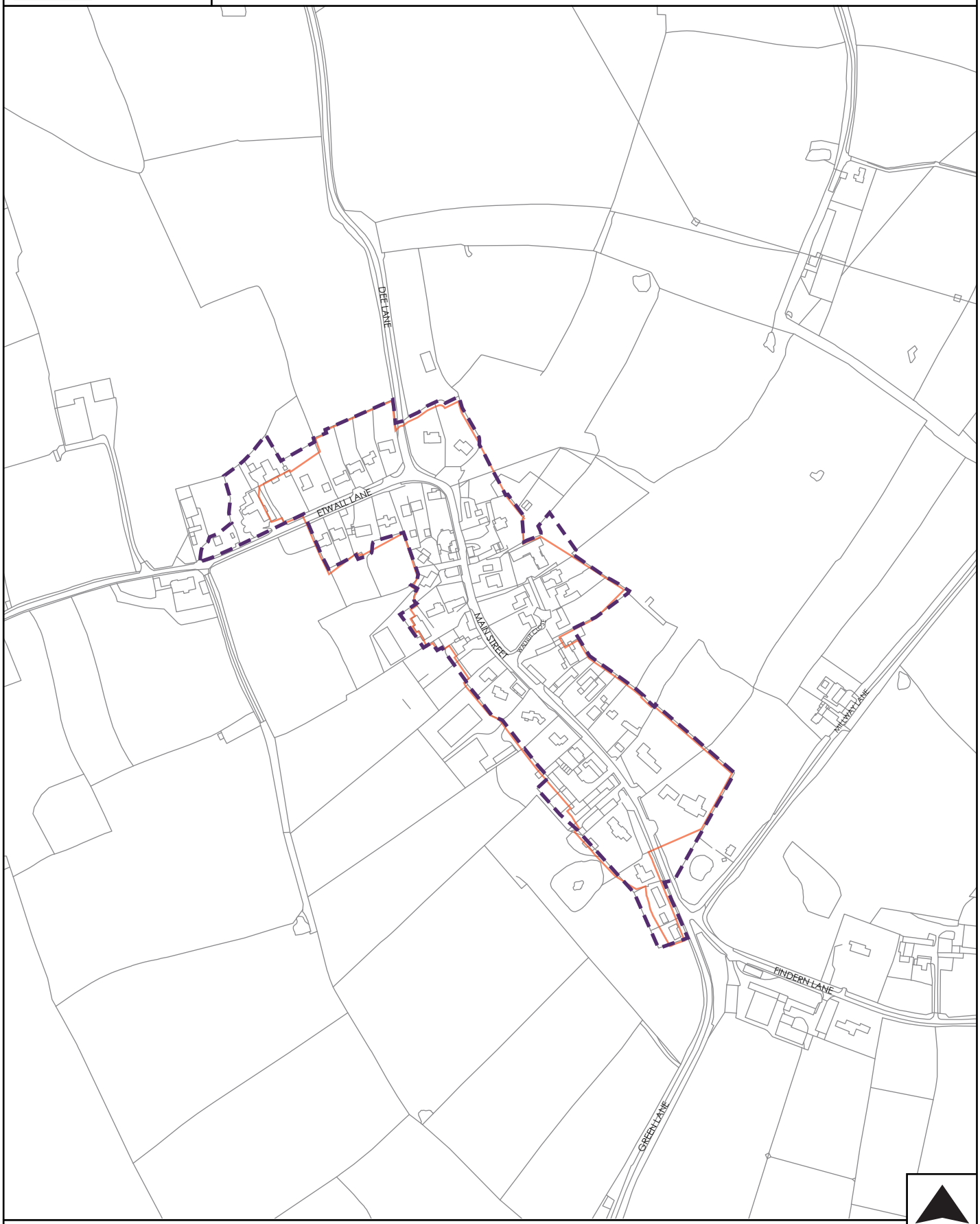
Scale: 1:5000 at A4

NORTH

South Derbyshire District Council

Burnaston Village Settlement Boundary



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Scale: 1:5000 at A4

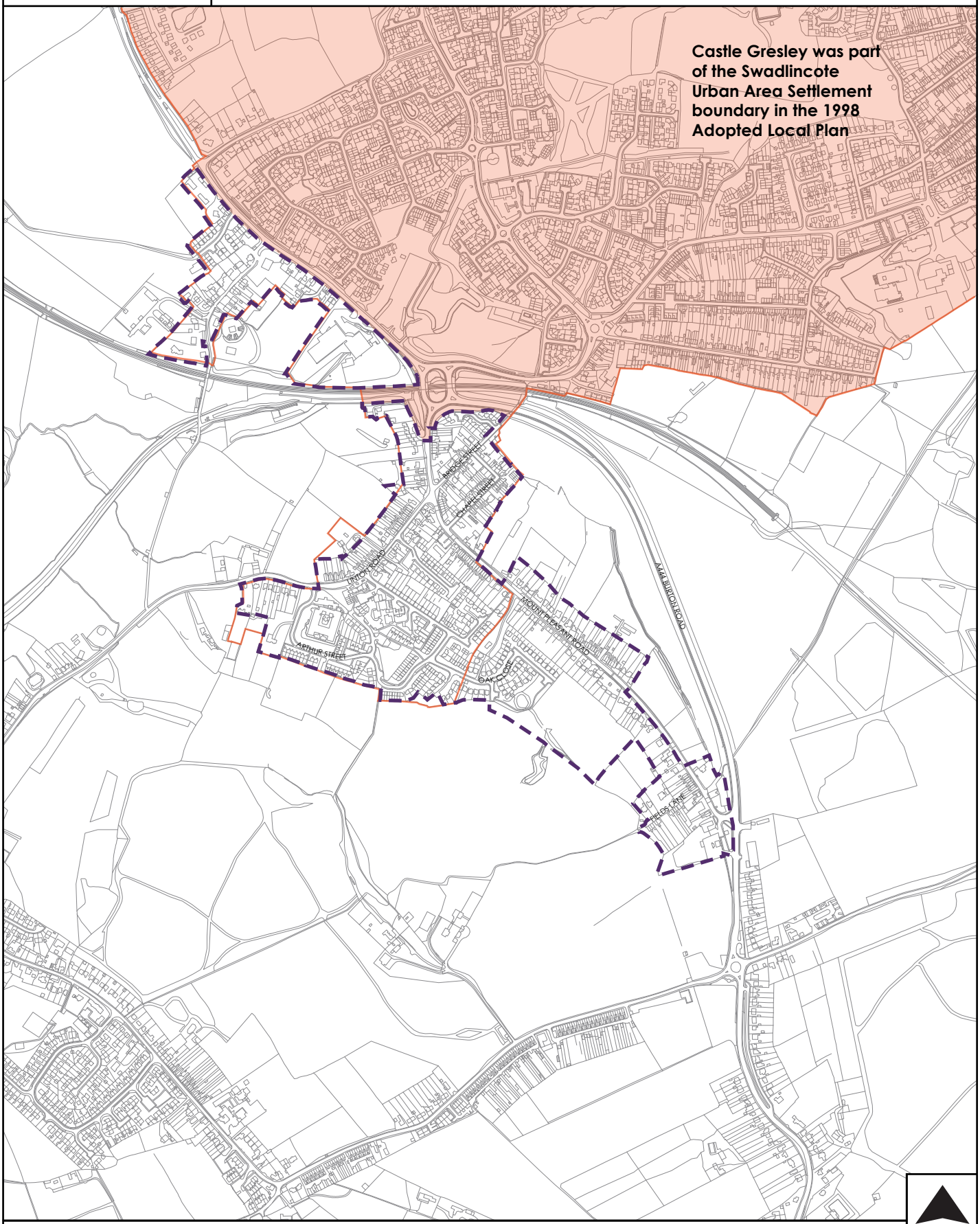
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Castle Gresley Settlement Boundary



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Scale: 1:10000 at A4

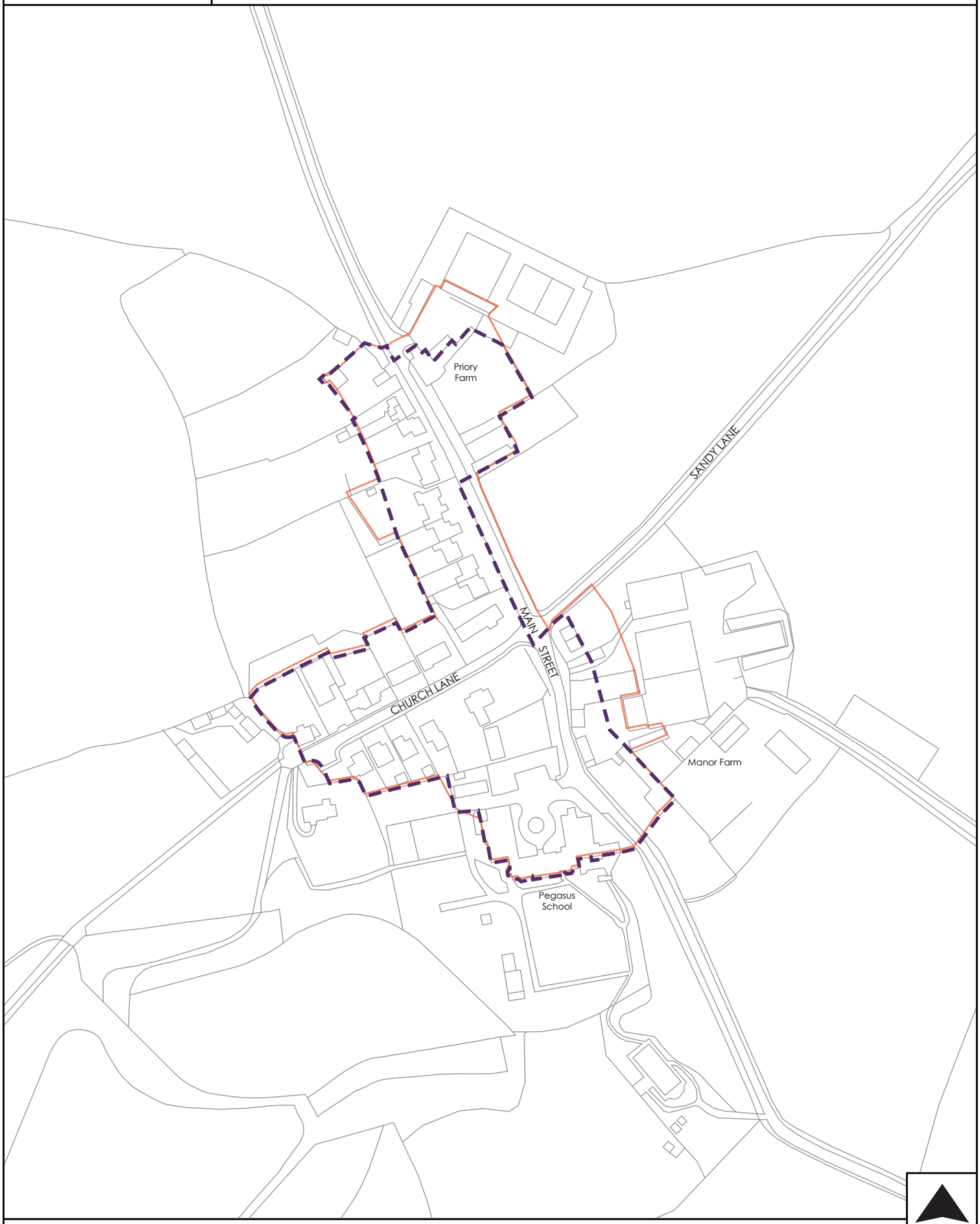
NORTH

There was no Village Settlement boundary for the village of Mount Pleasant in the 1998 Adopted Local Plan

Proposed Settlement boundary

South Derbyshire District Council

Cauldwell Village Settlement Boundary



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Scale: 1:2500 at A4

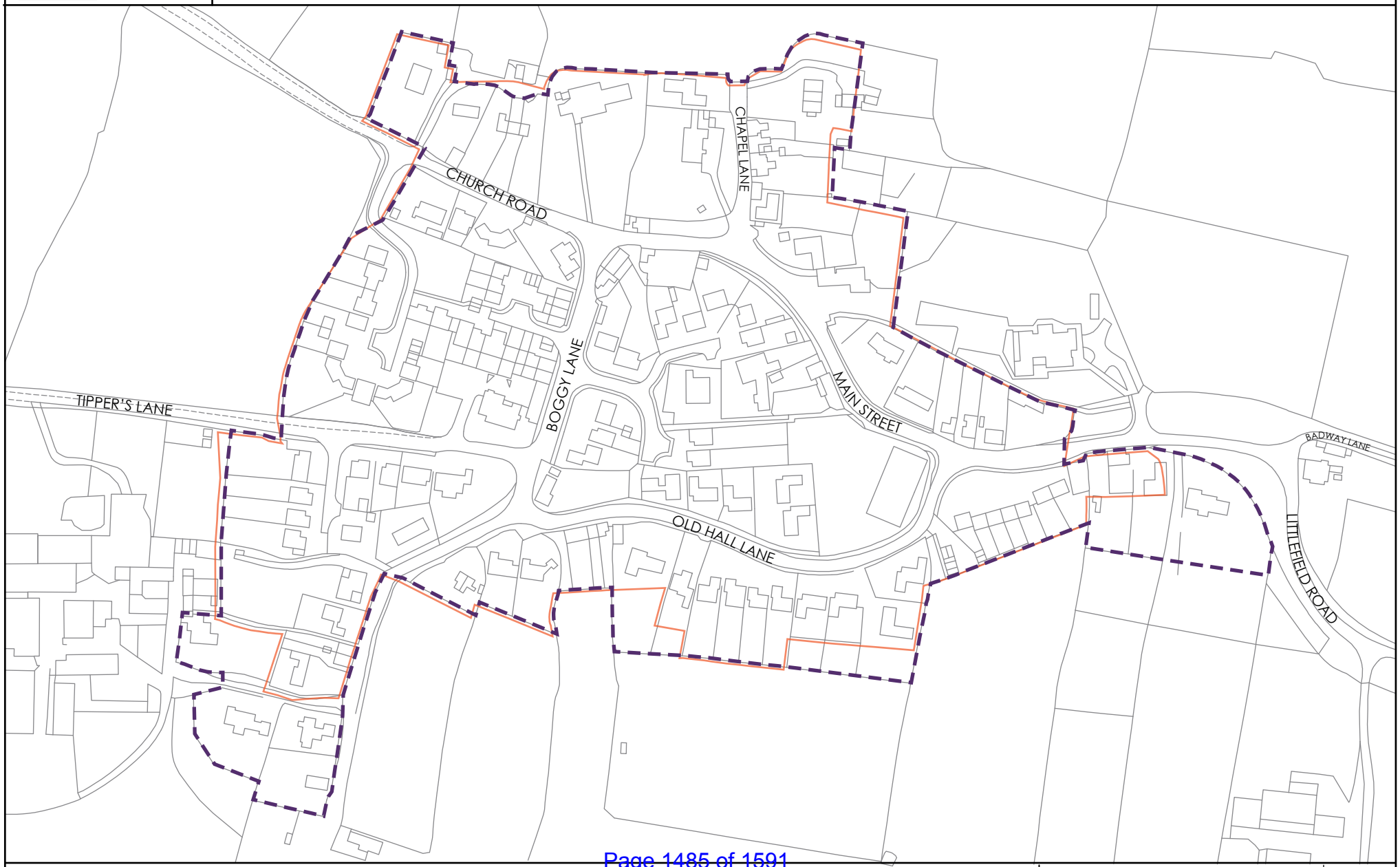
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Church Broughton Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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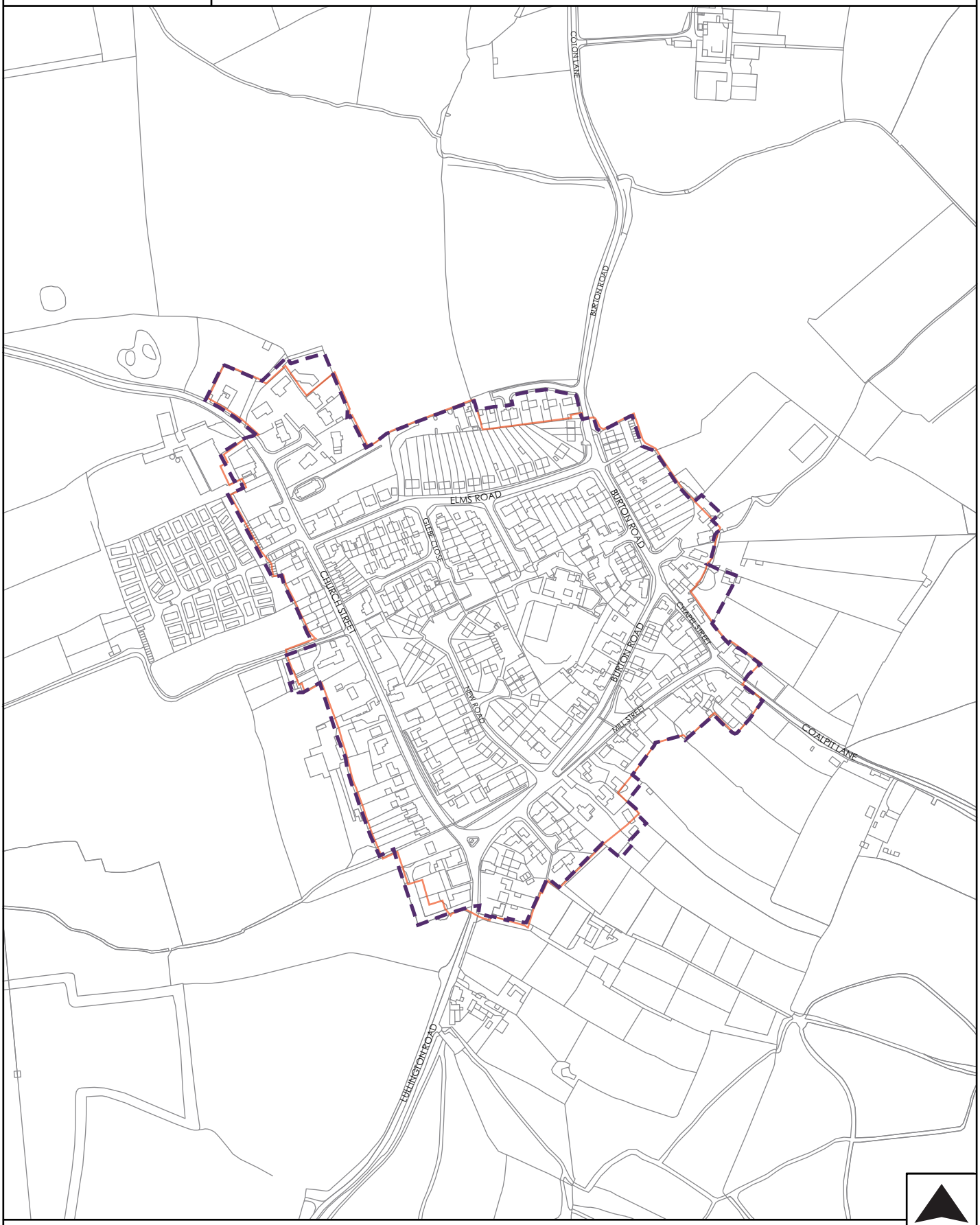
Scale: 1:2500 at A4

NORTH

South Derbyshire District Council

Coton in the Elms Village Settlement Boundary



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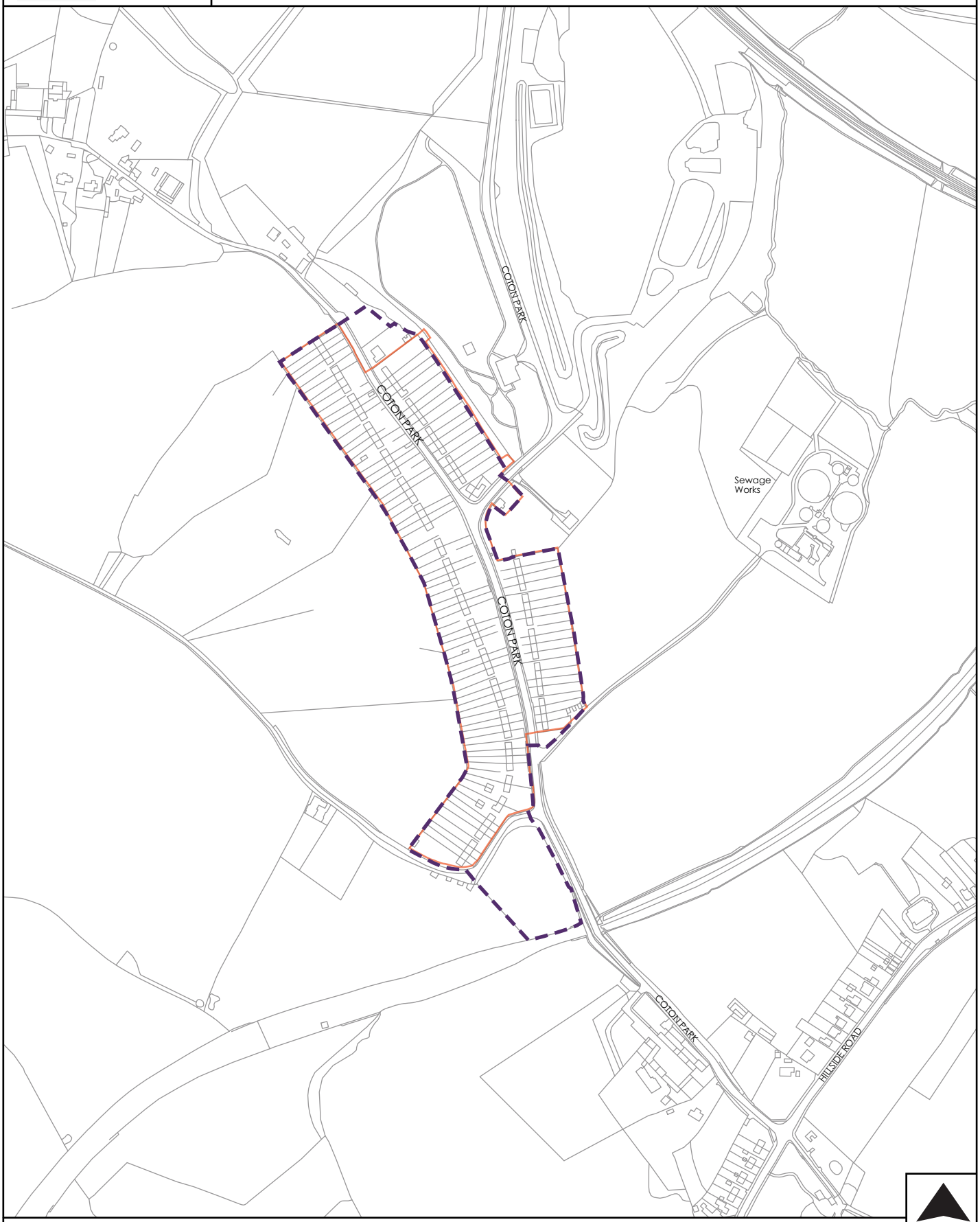
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Coton Park Village Settlement Boundary



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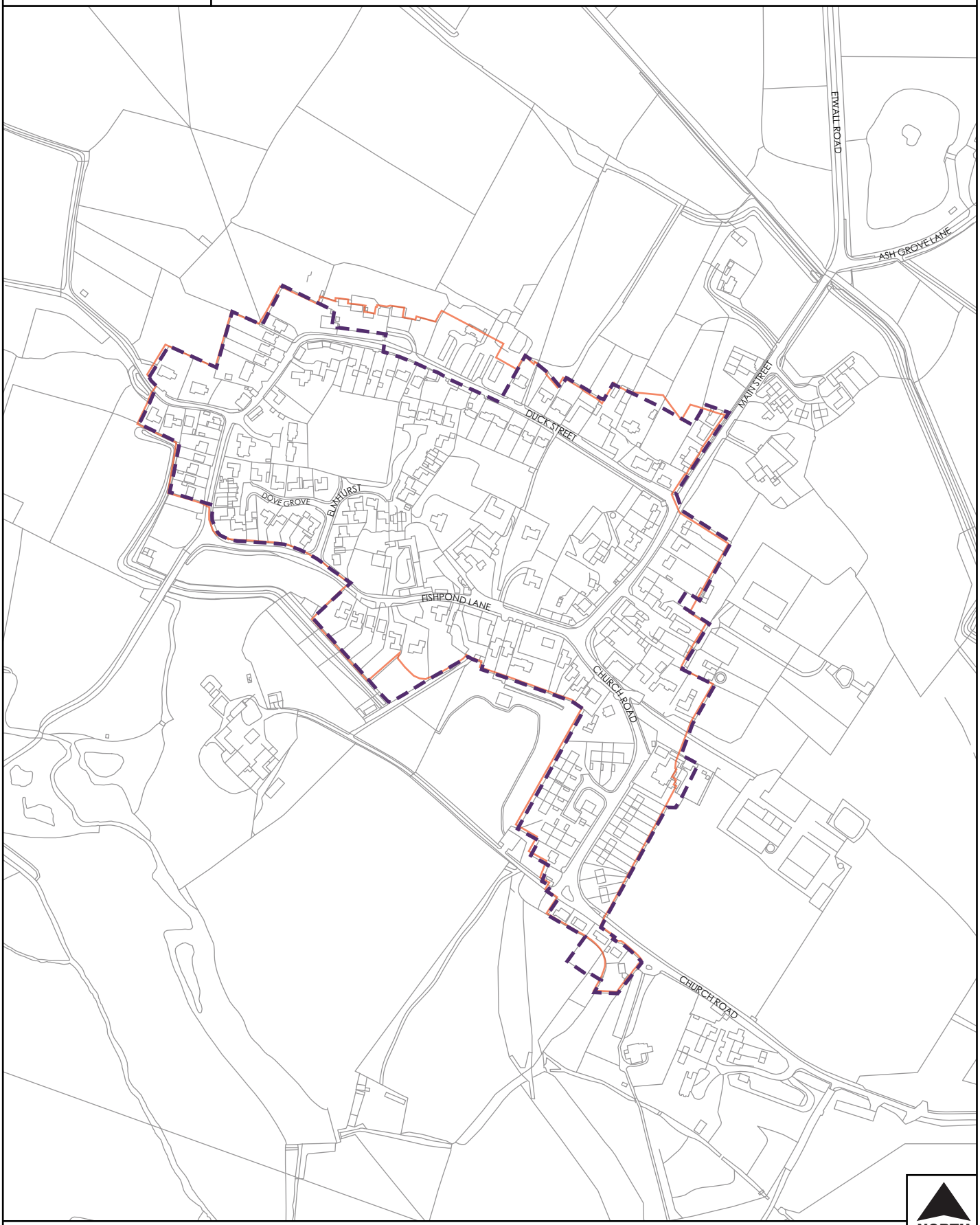
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Egginton Village Settlement Boundary



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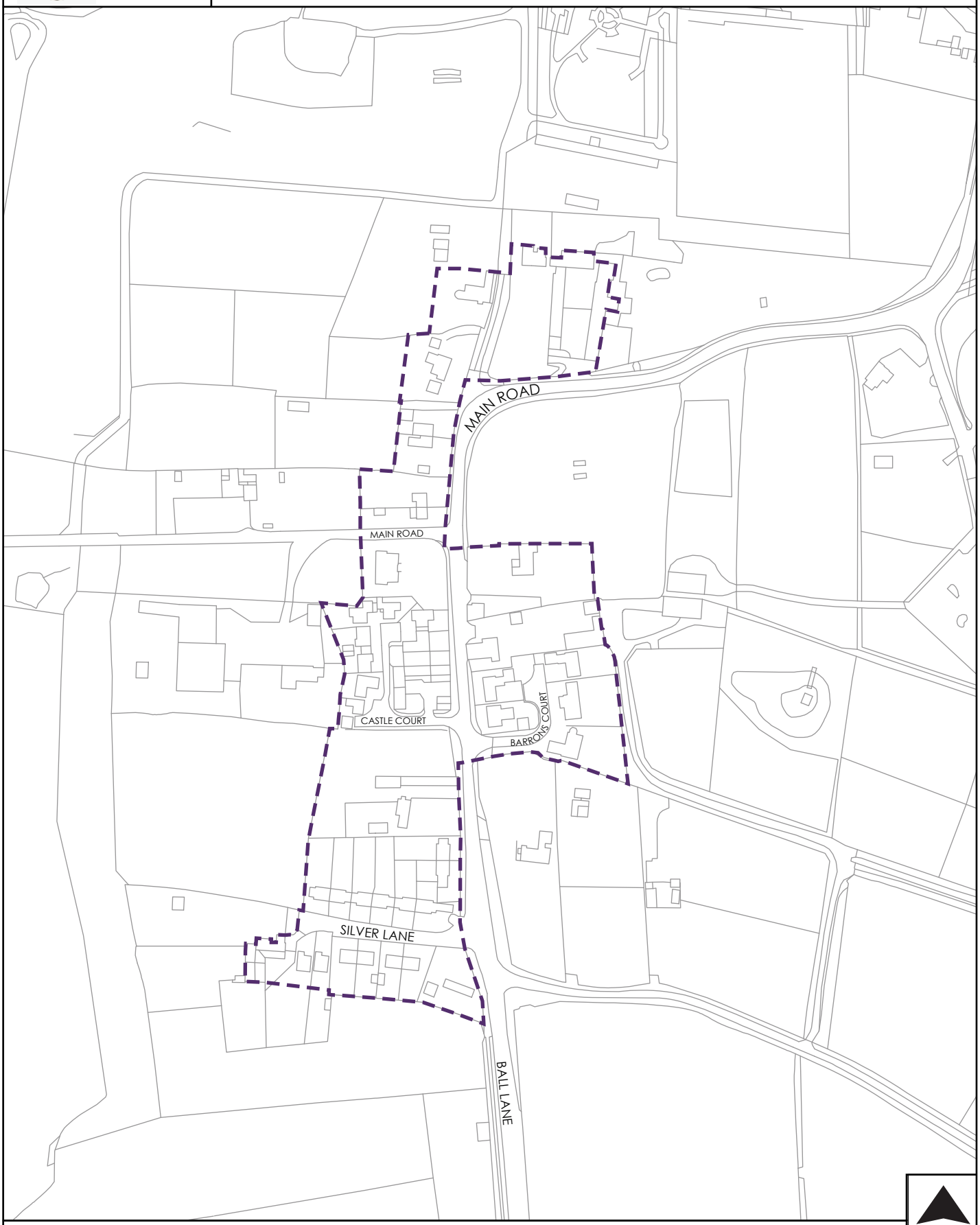
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Elvaston Village Settlement Boundary



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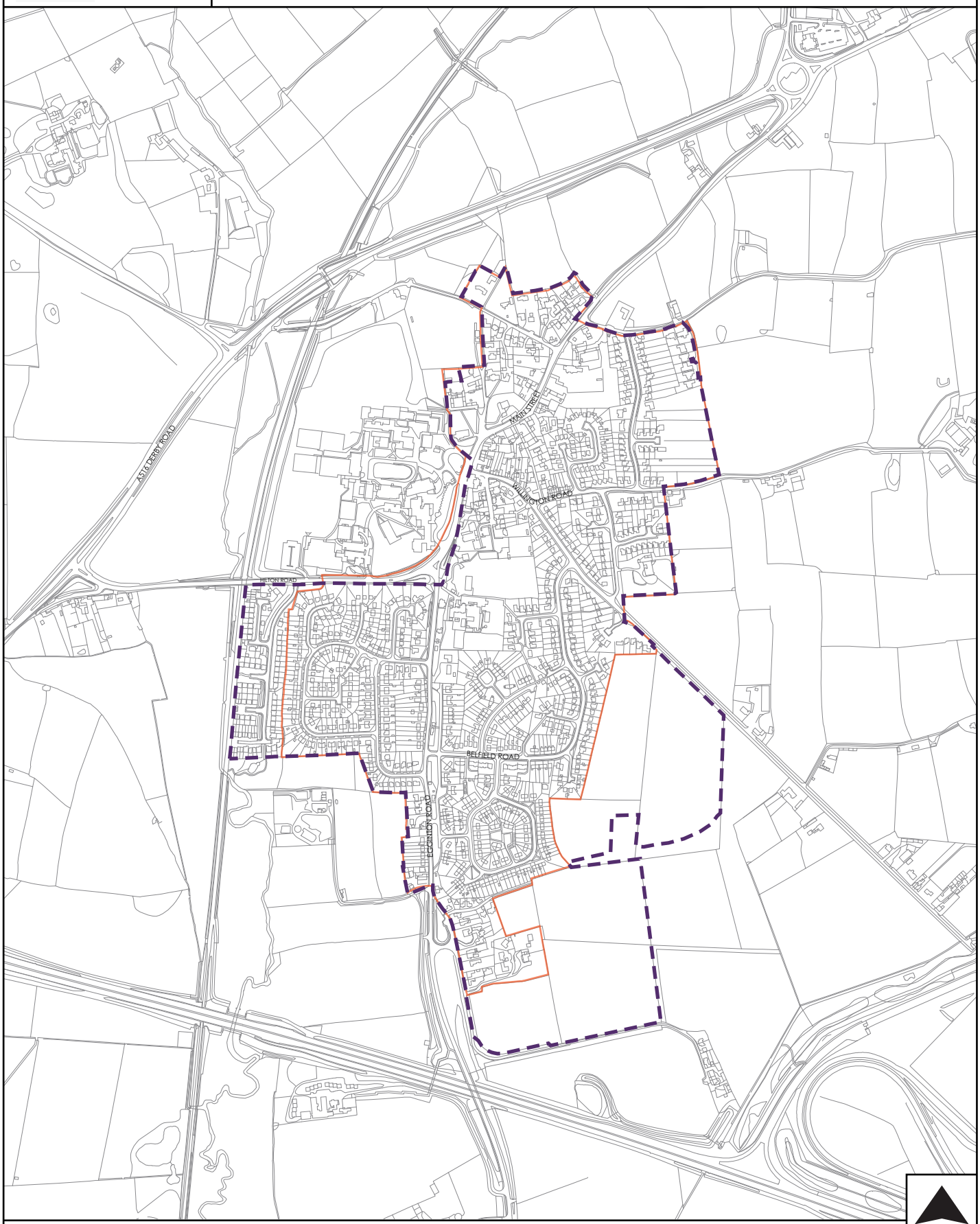
NORTH

There was no Village Settlement boundary for the village of Elvaston in the 1998 Adopted Local Plan

Proposed Settlement boundary

South Derbyshire District Council

Etwall Village Settlement Boundary



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NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Findern Village Settlement Boundary

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Scale: 1:5000 at A4

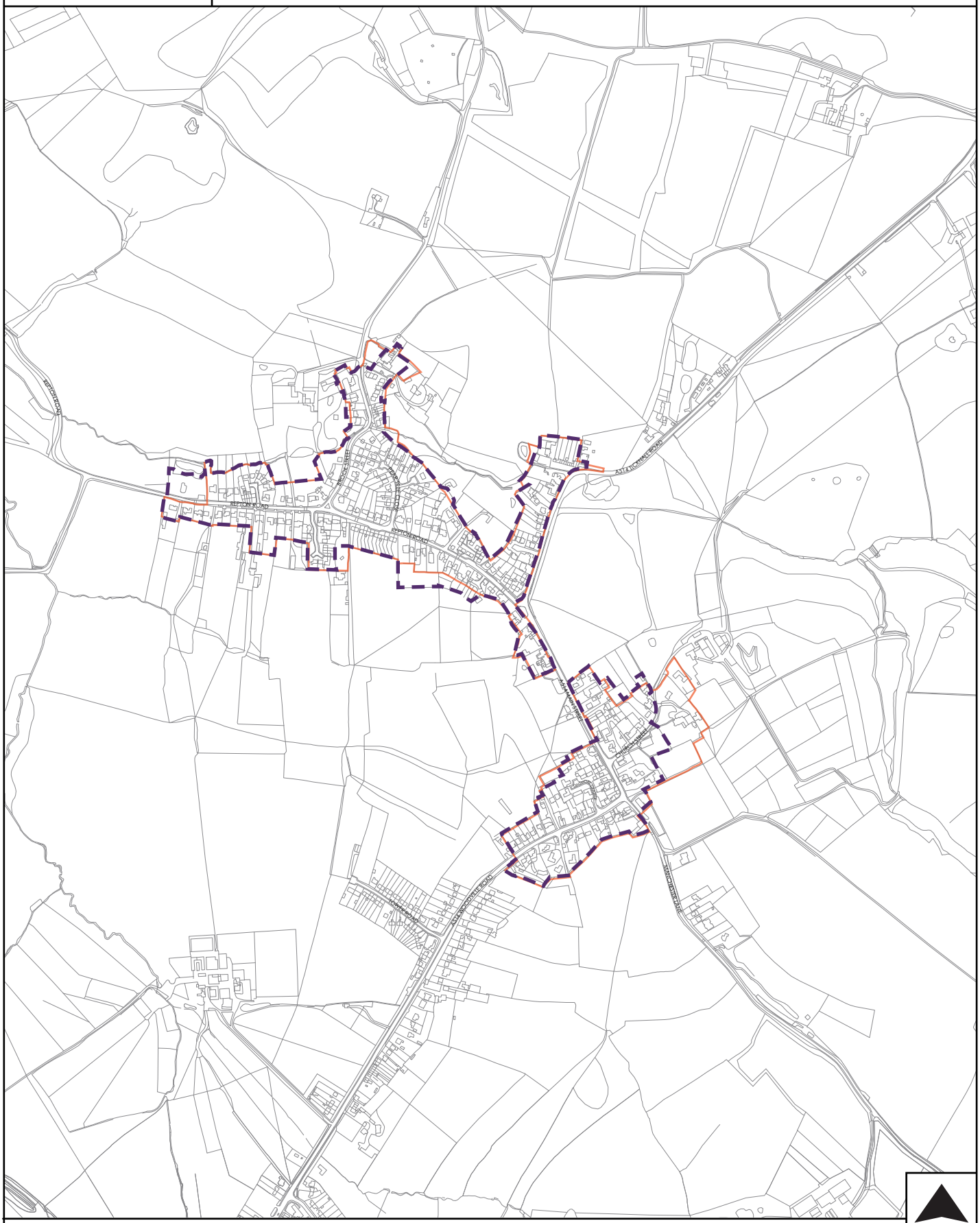
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Hartshorne Village Settlement Boundary



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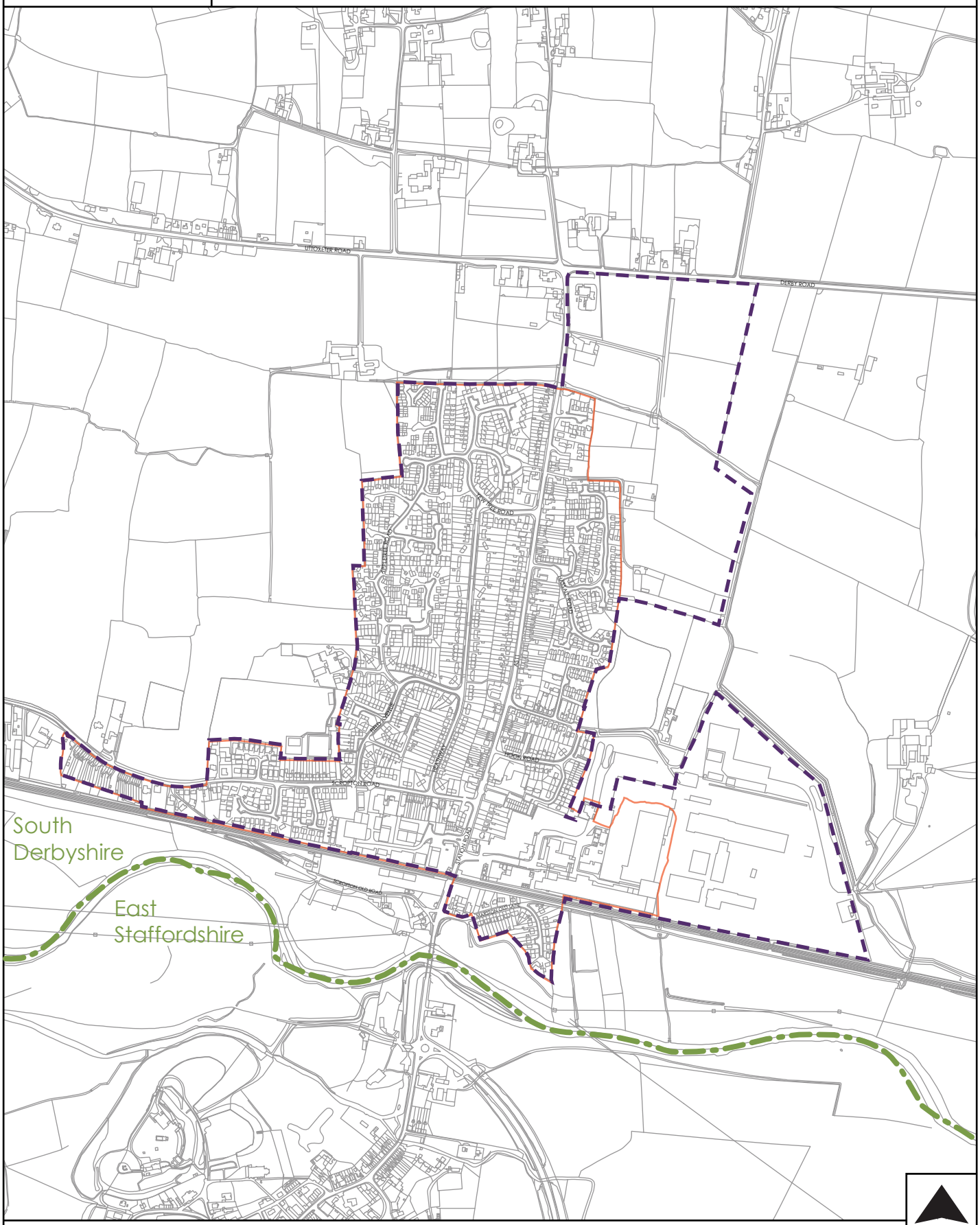
Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Hatton Village Settlement Boundary



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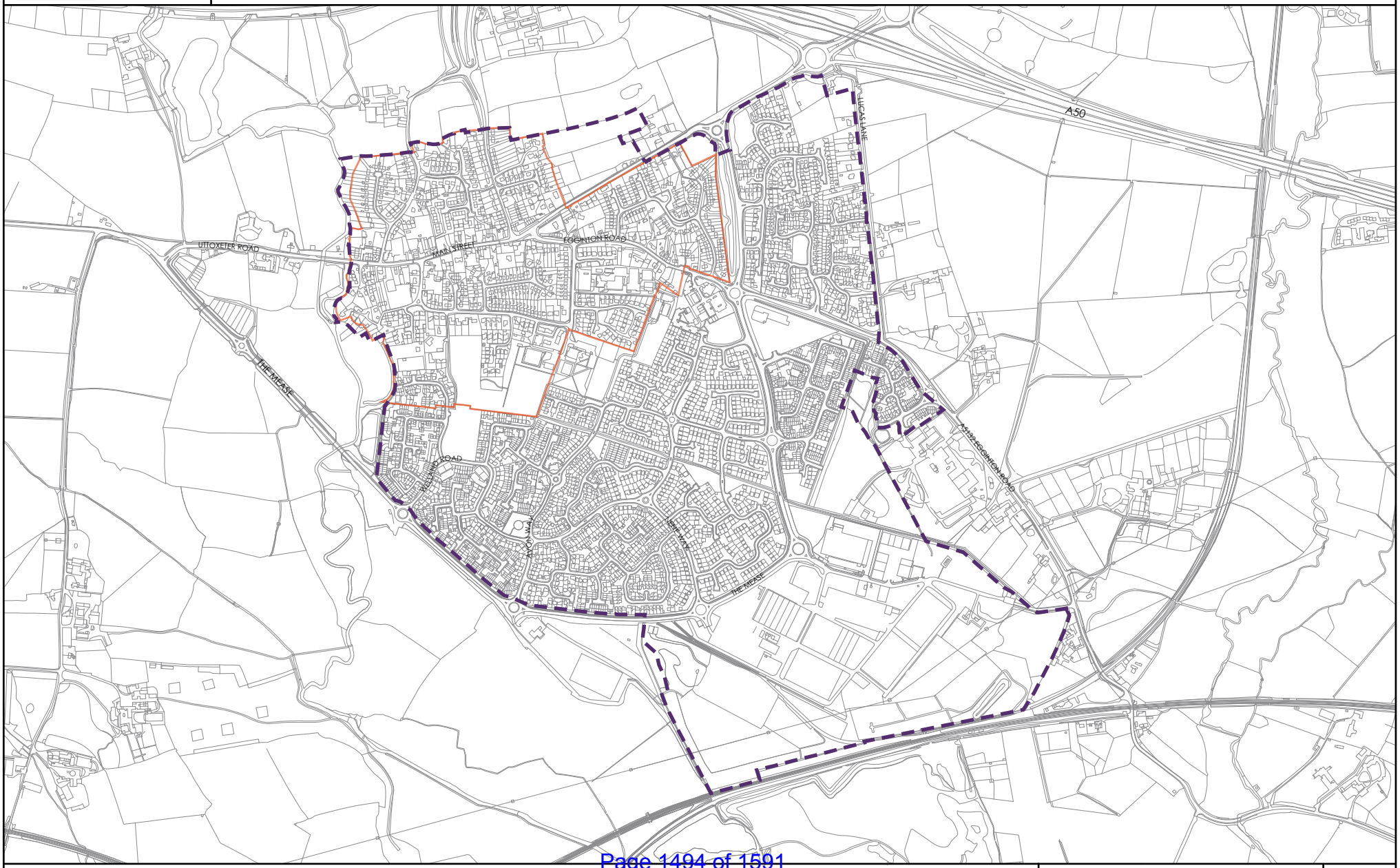
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Hilton Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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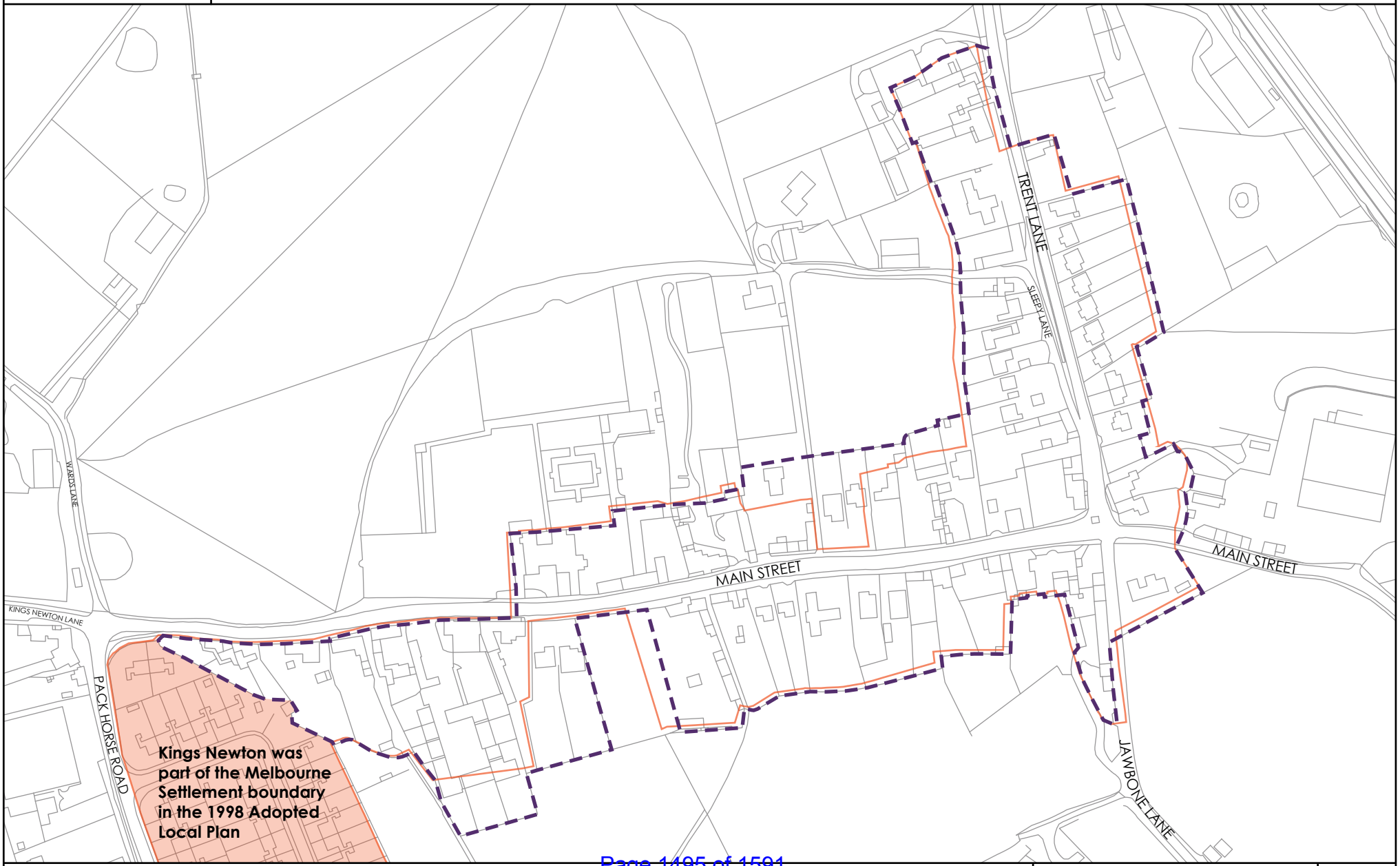
Scale: 1:12500 at A4

NORTH

South Derbyshire District Council

Kings Newton Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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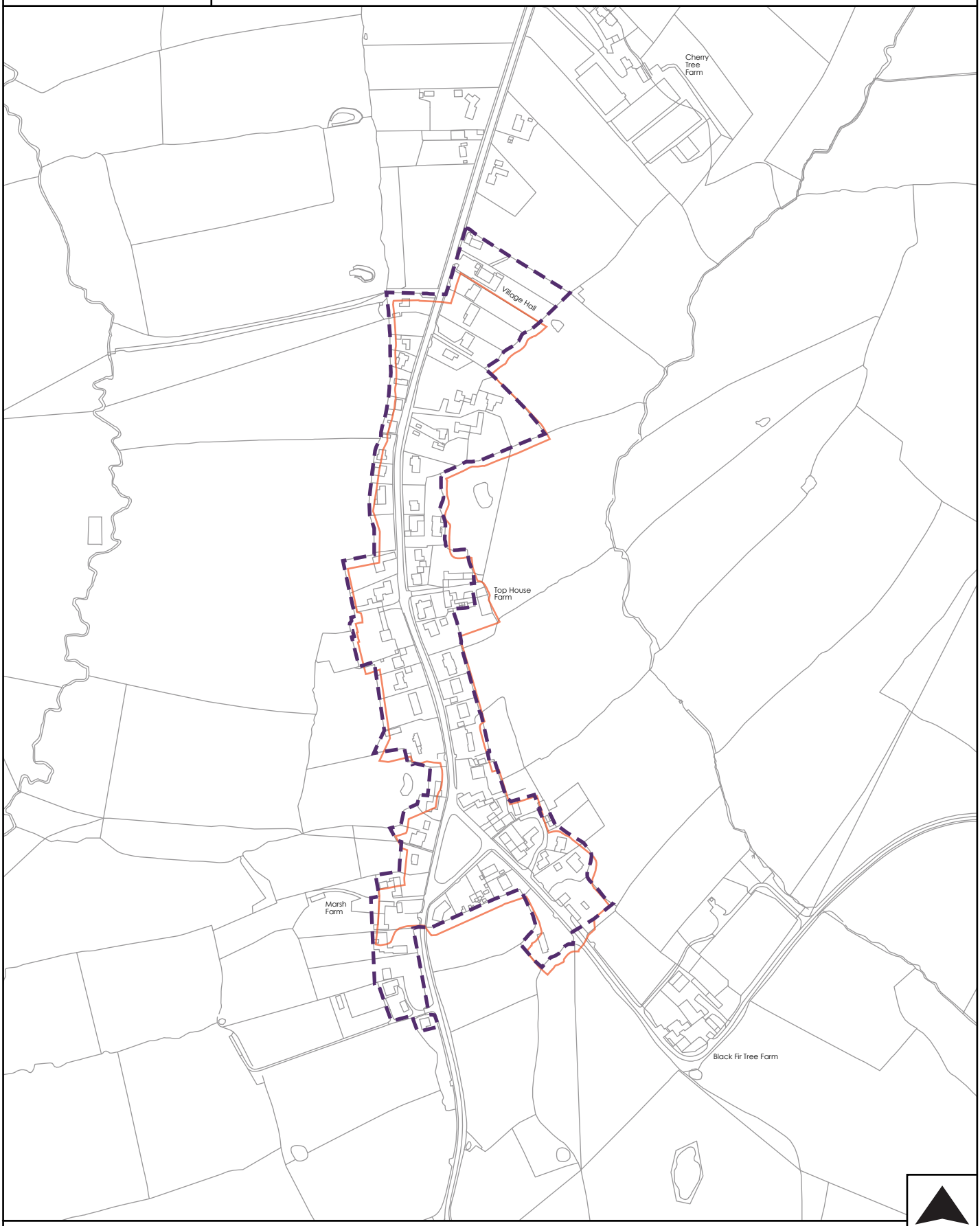
NORTH

South Derbyshire District Council

Lees Village Settlement Boundary



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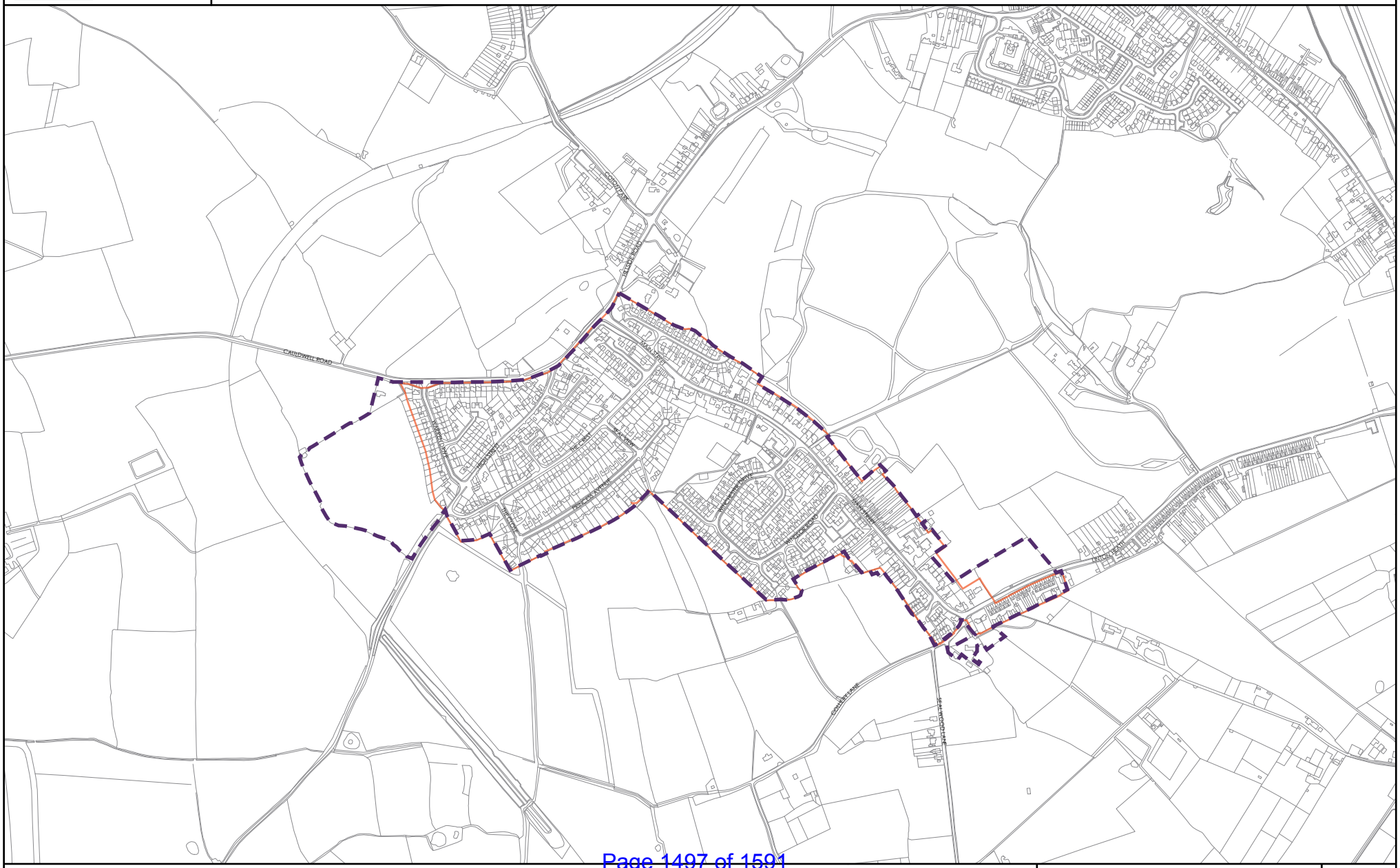
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Linton Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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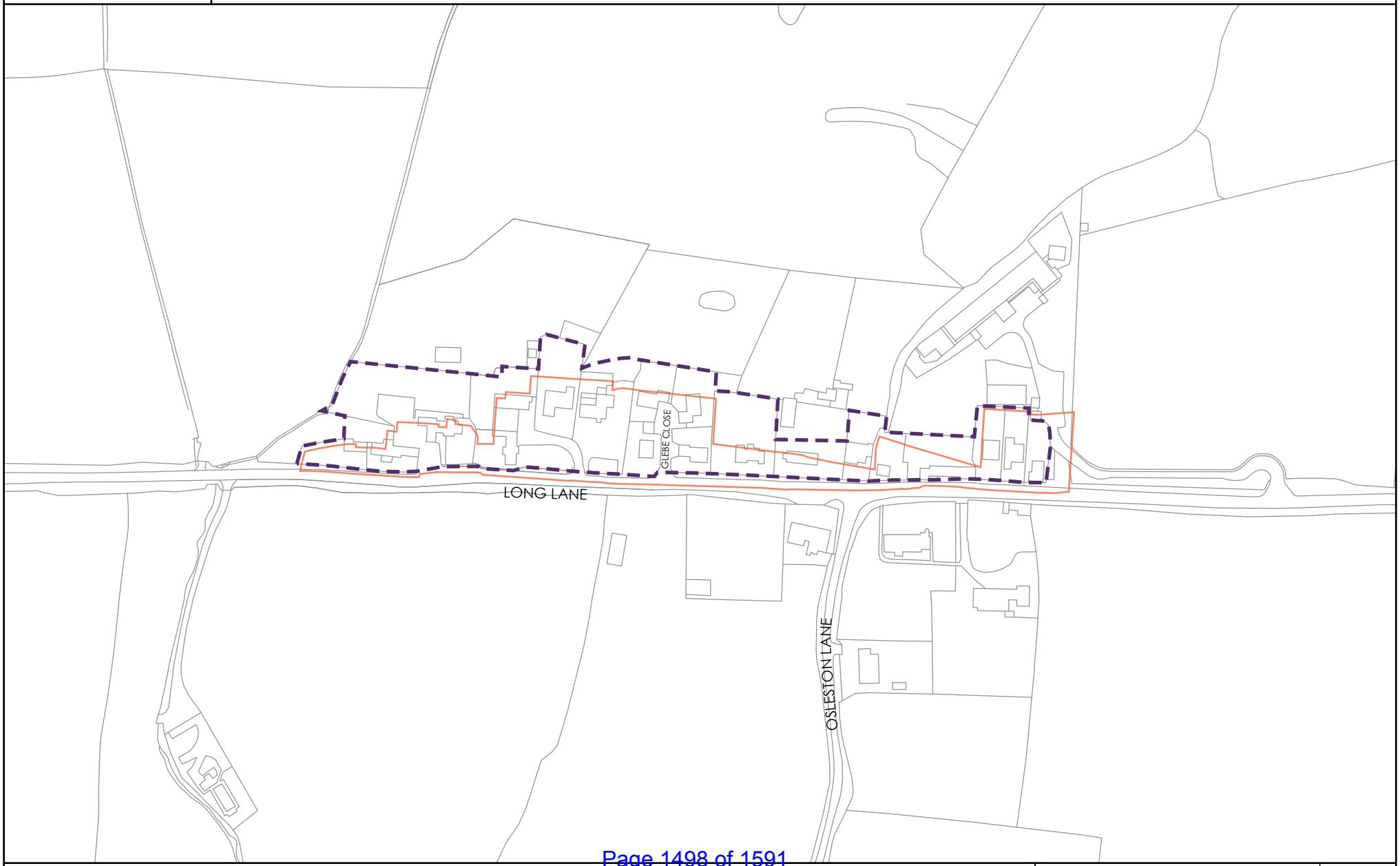
NORTH

South Derbyshire District Council

Long Lane Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

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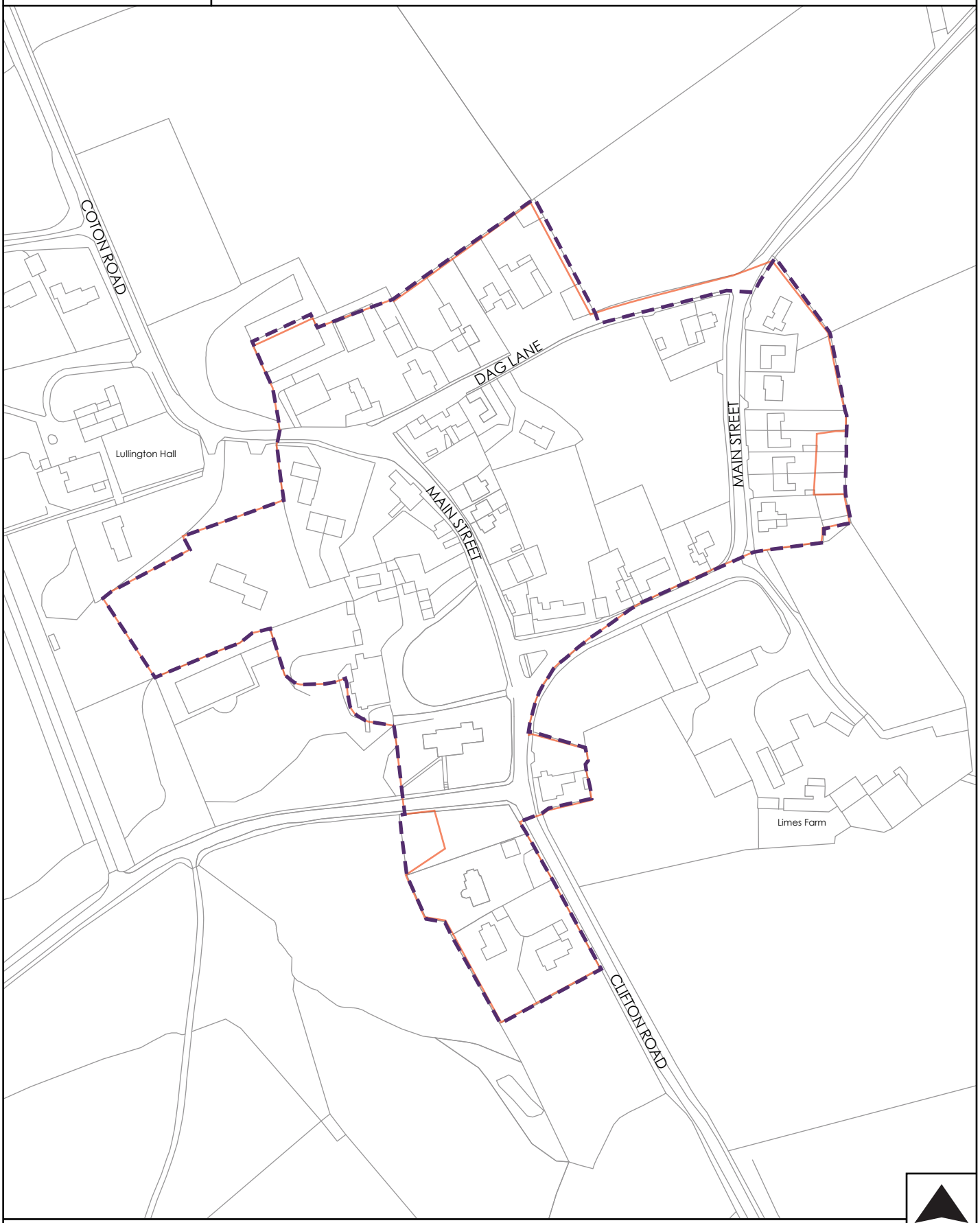
NORTH

South Derbyshire District Council

Lullington Village Settlement Boundary



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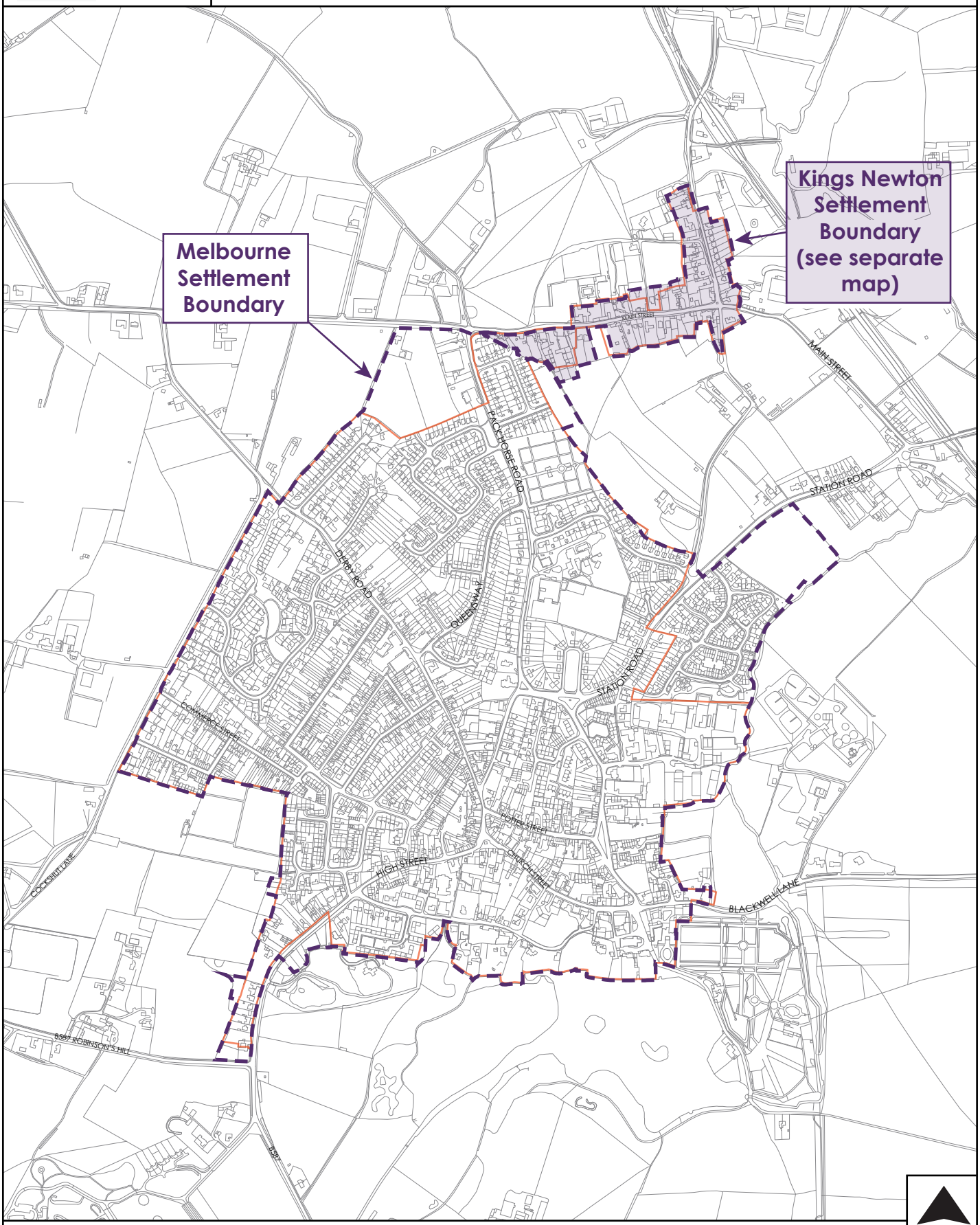
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Melbourne Village Settlement Boundary



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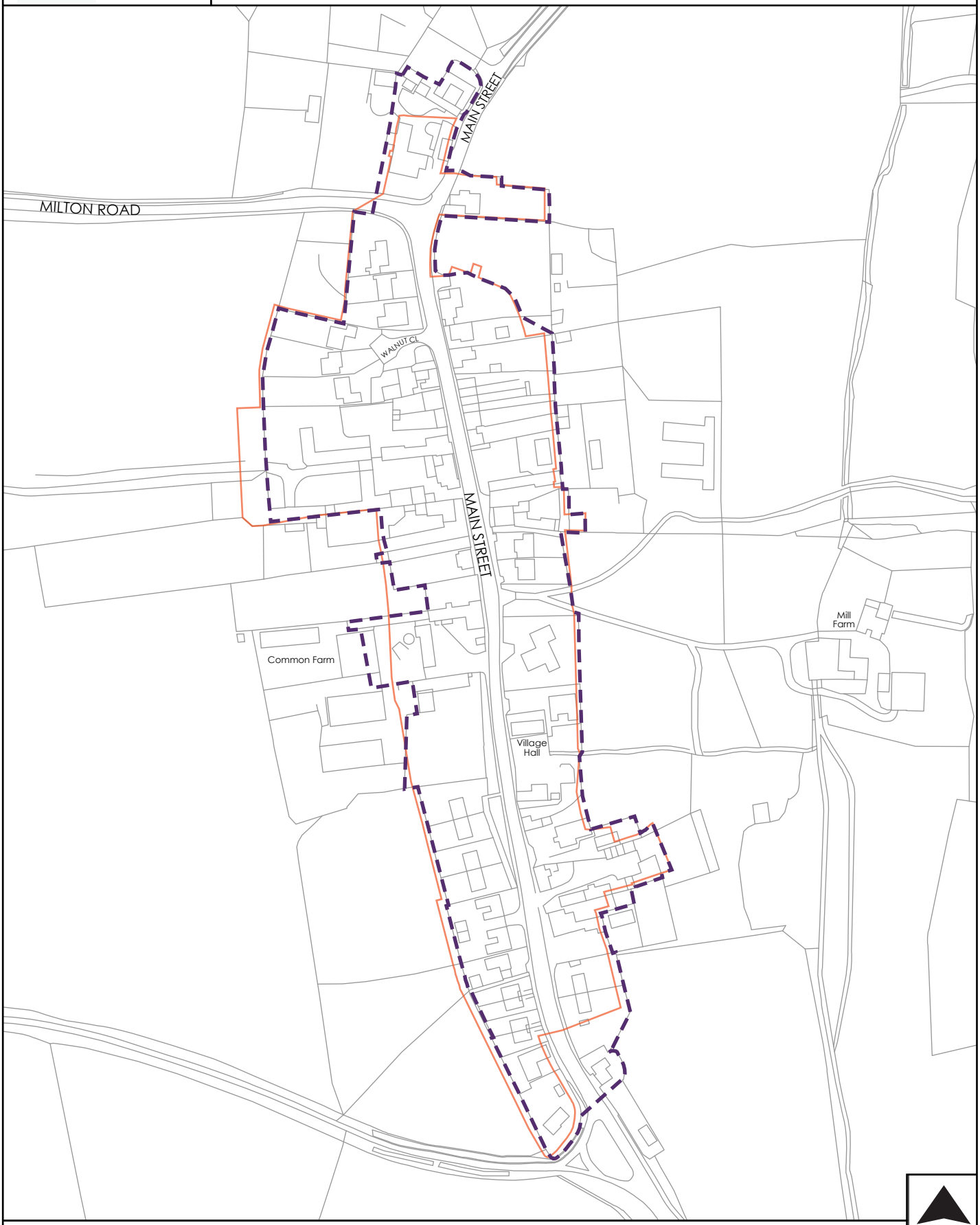
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Milton Village Settlement Boundary



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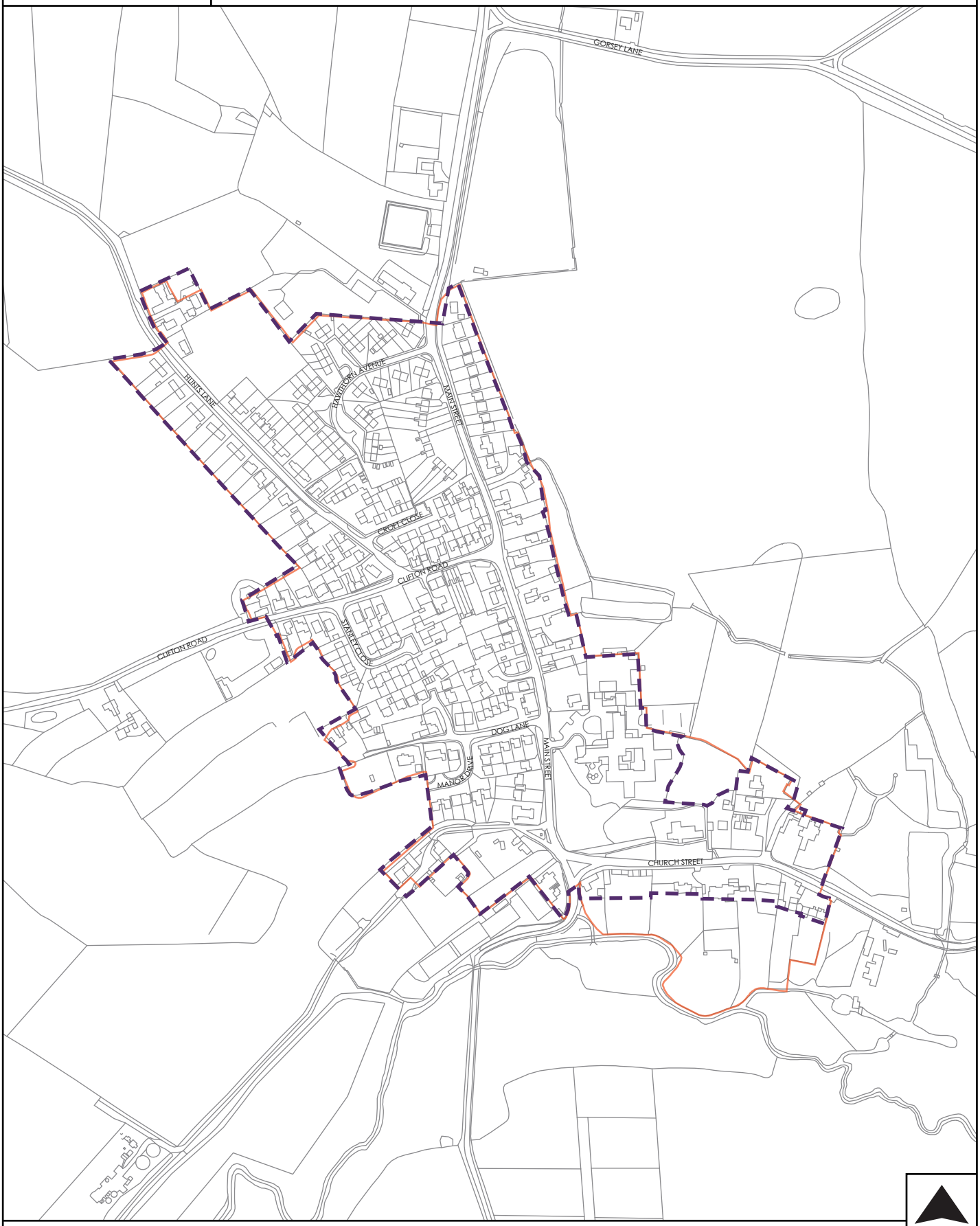
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Netherseal Village Settlement Boundary



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Scale: 1:5000 at A4

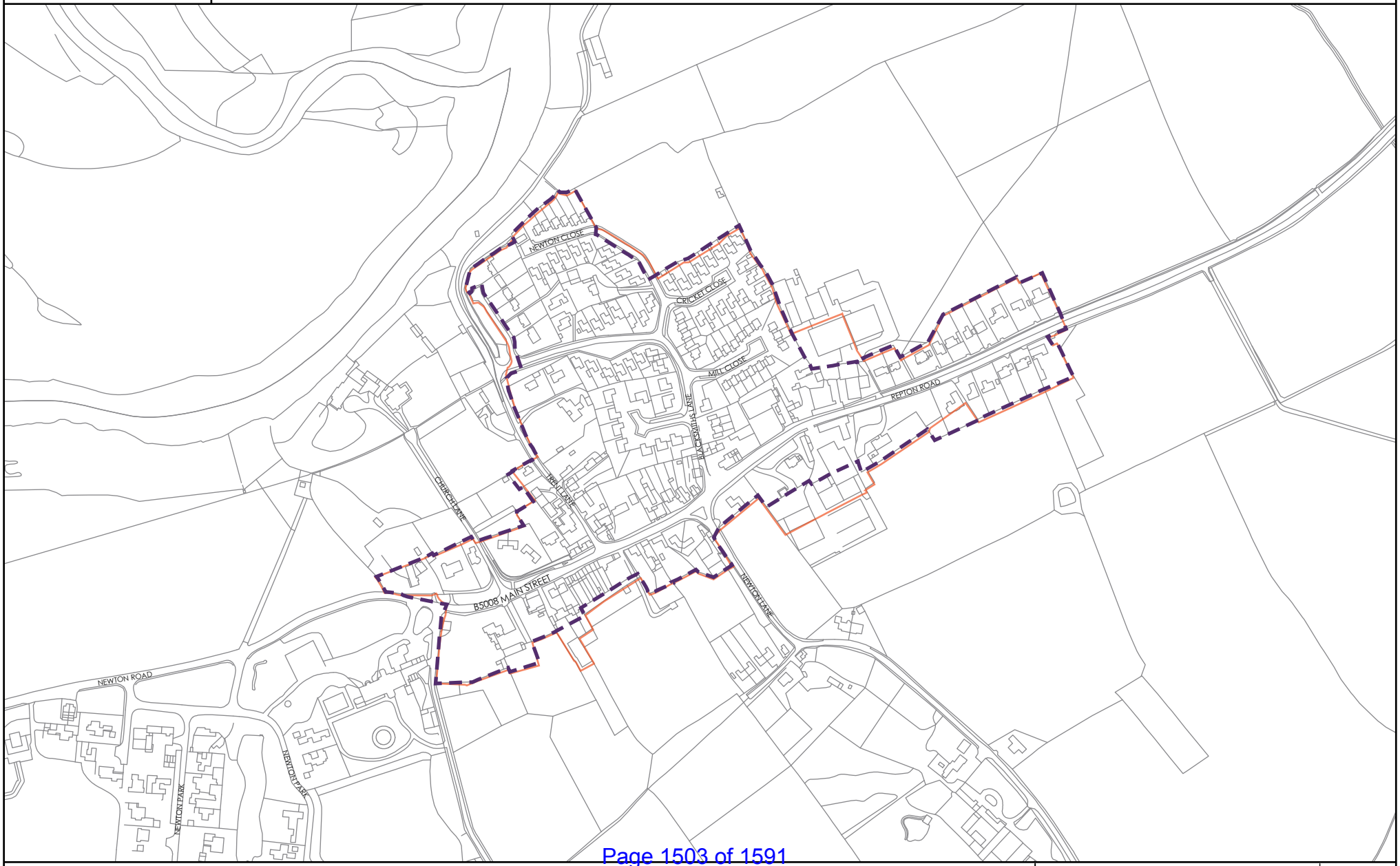
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Newton Solney Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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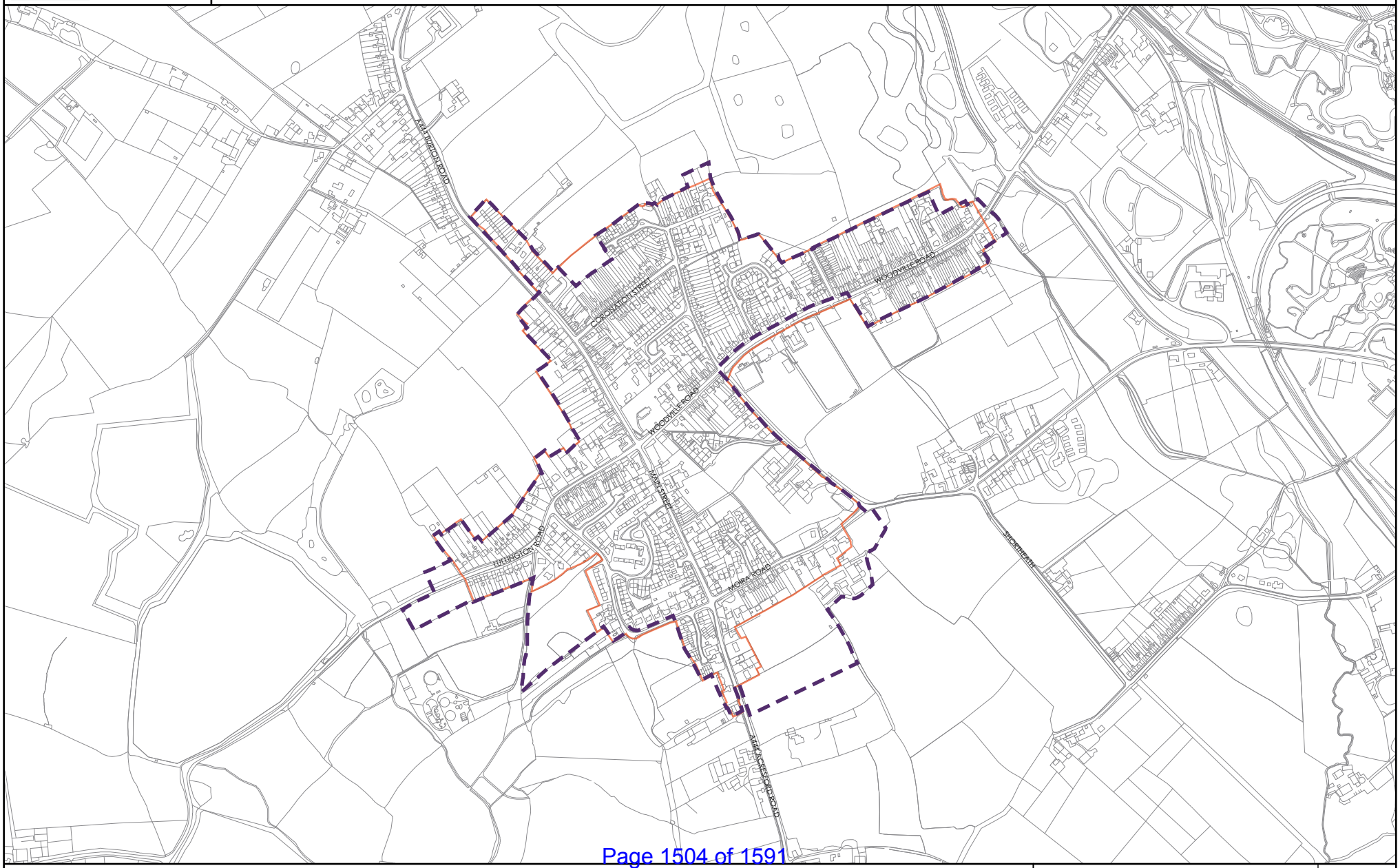
NORTH

South Derbyshire District Council

Overseal Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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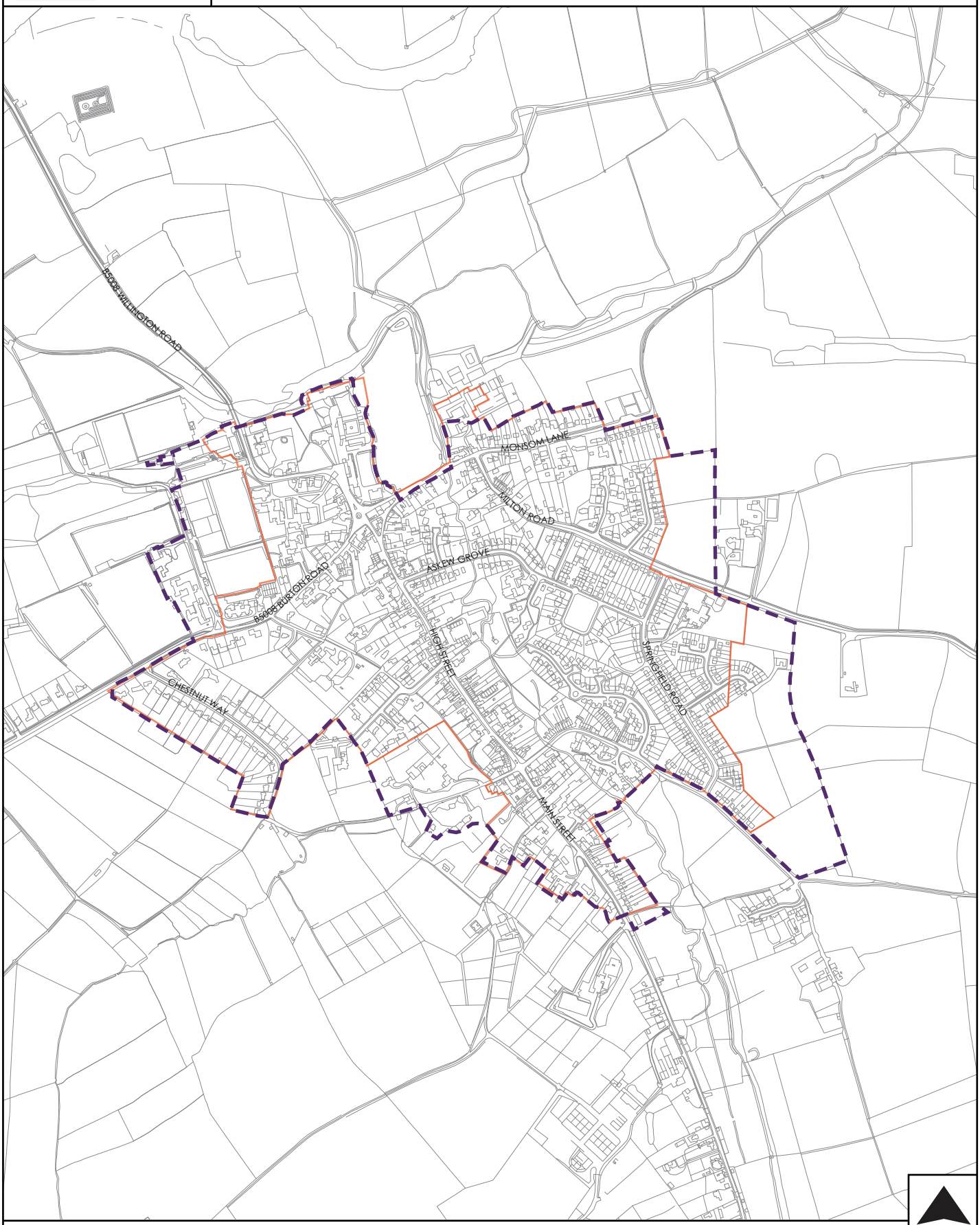
NORTH

South Derbyshire District Council

Repton Village Settlement Boundary



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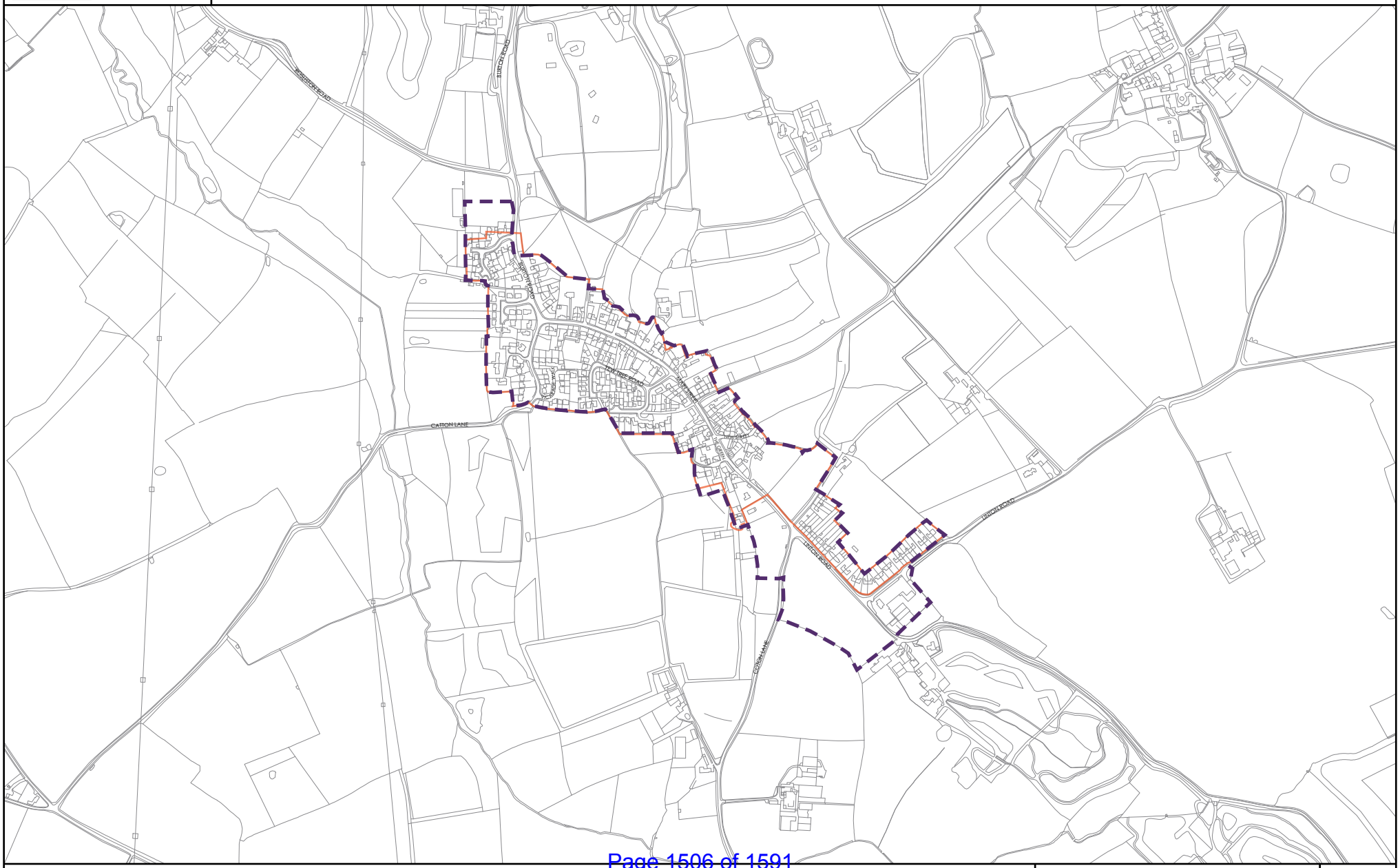
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Rosliston Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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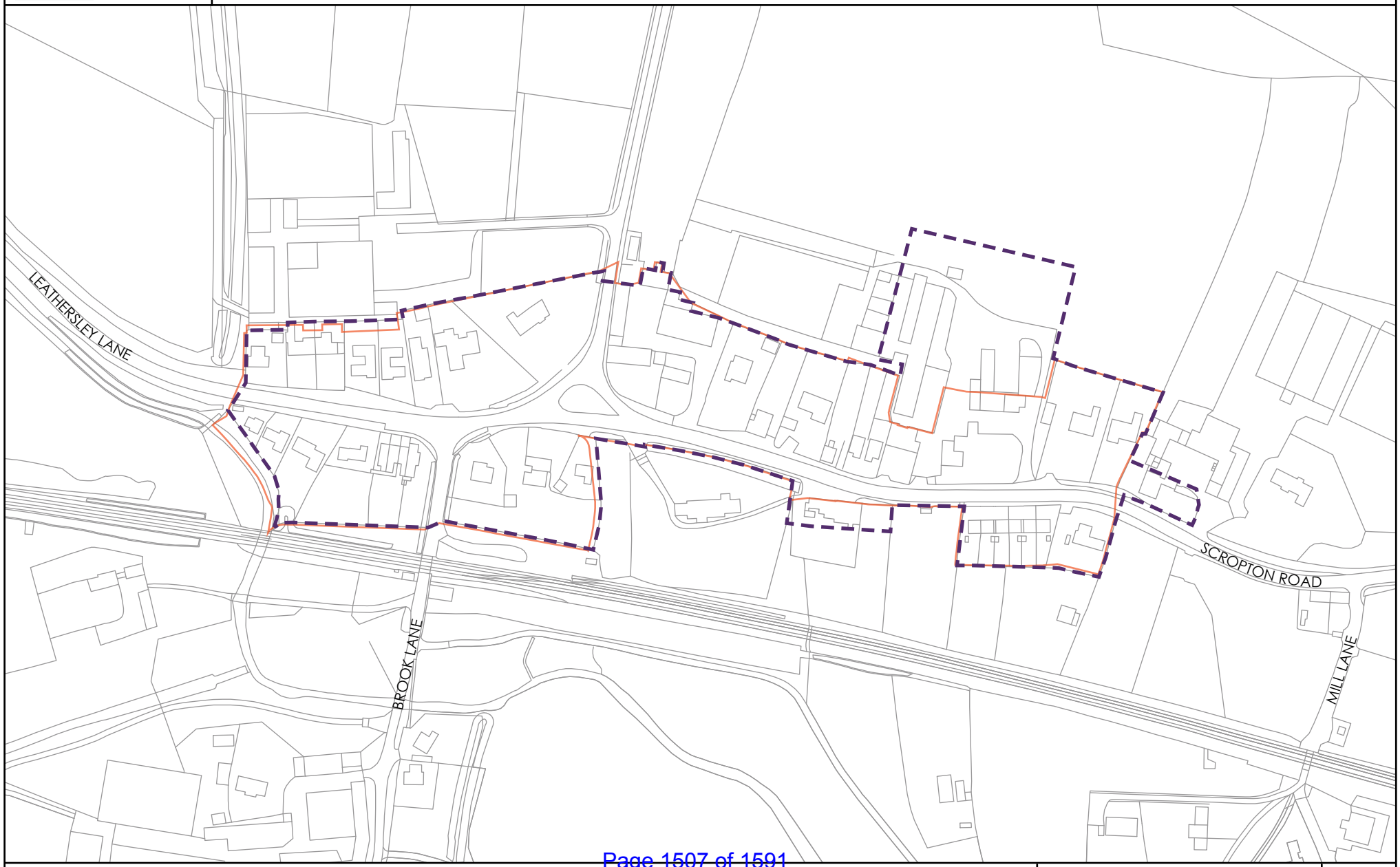
NORTH

South Derbyshire District Council

Scropton Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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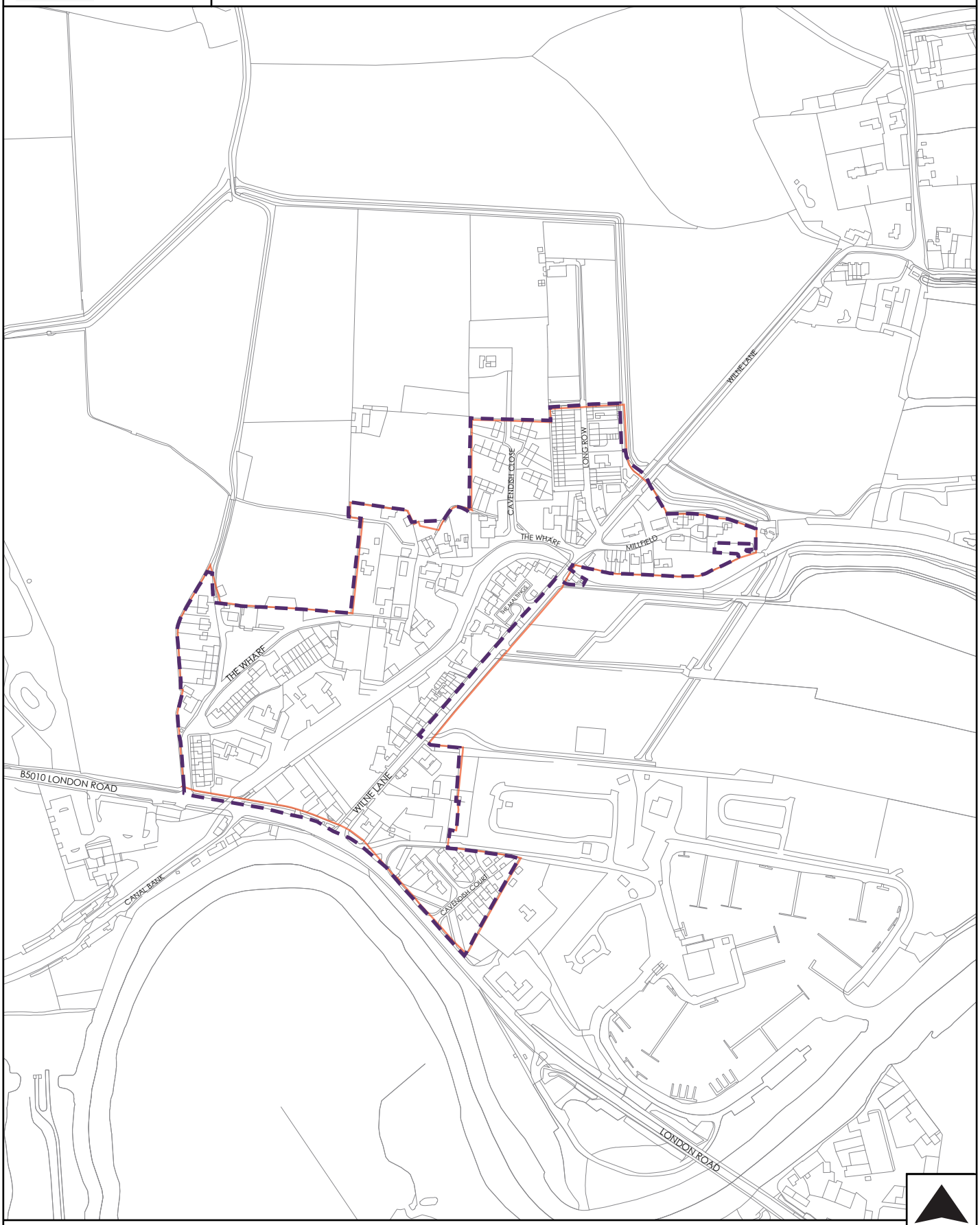
NORTH

South Derbyshire District Council

Shardlow (East) Village Settlement Boundary



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Scale: 1:5000 at A4

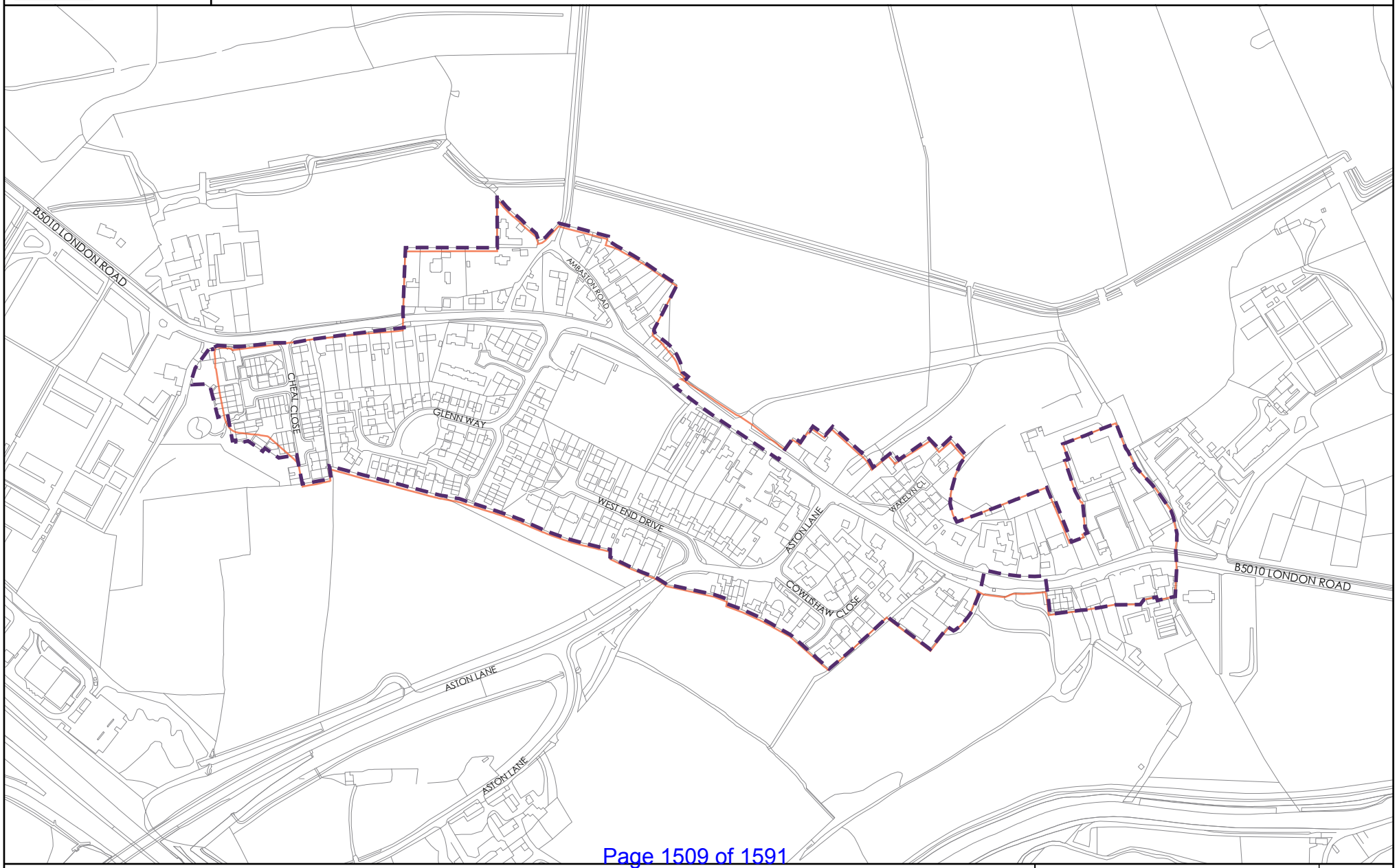
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Shardlow (West) Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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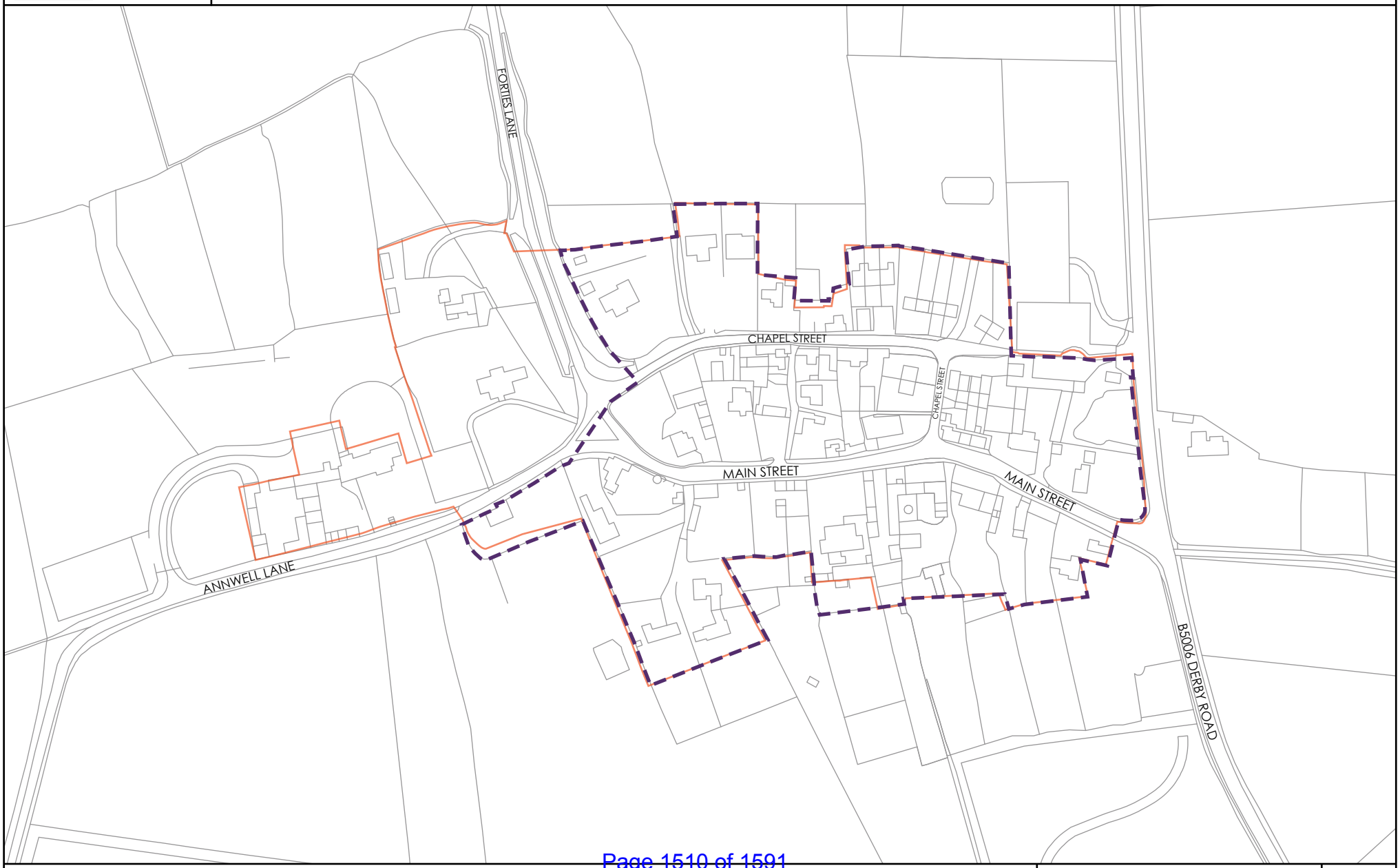
Scale: 1:5000 at A4

NORTH

South Derbyshire District Council

Smisby Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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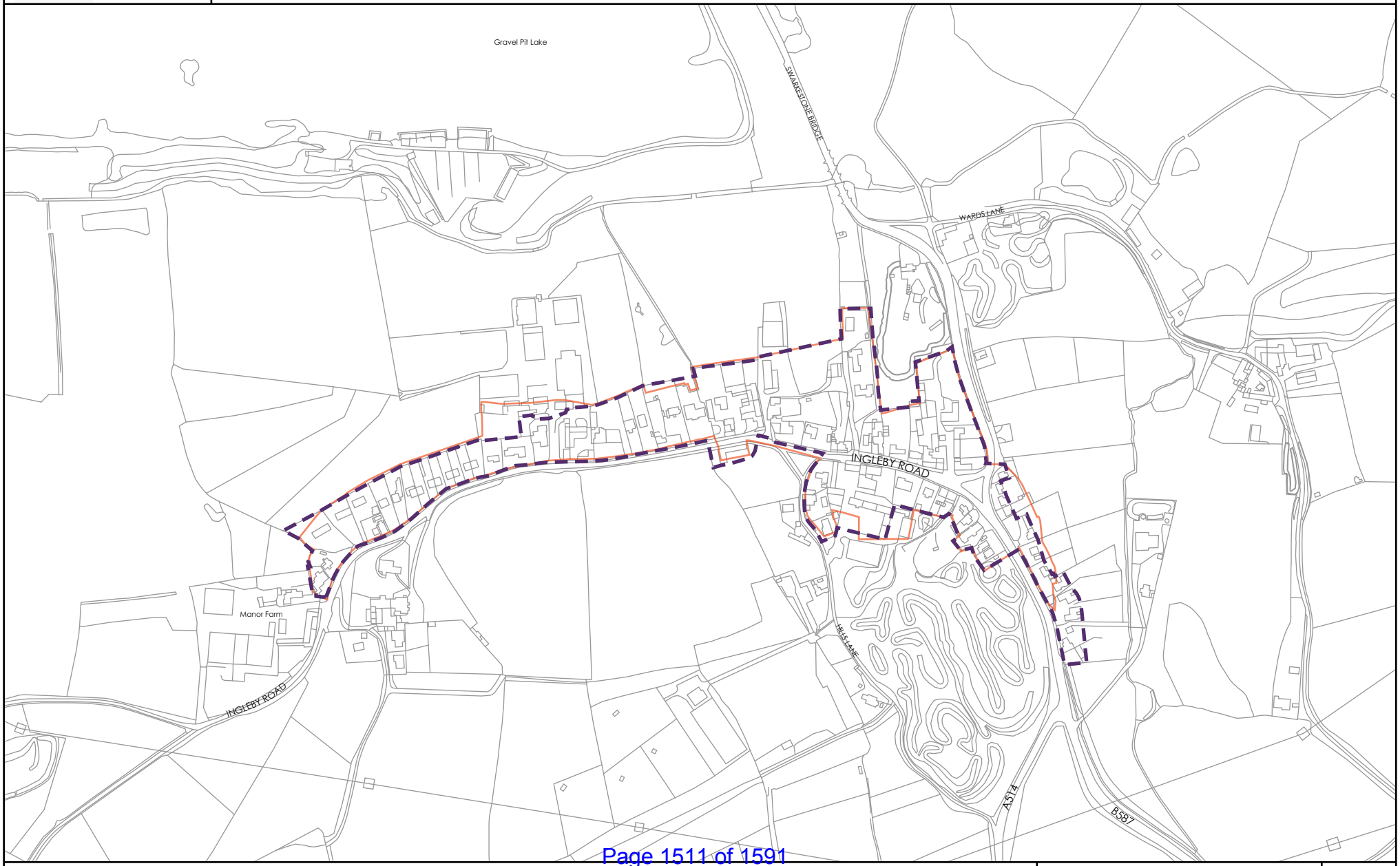
Scale: 1: 2500 at A4

NORTH

South Derbyshire District Council

Stanton by Bridge Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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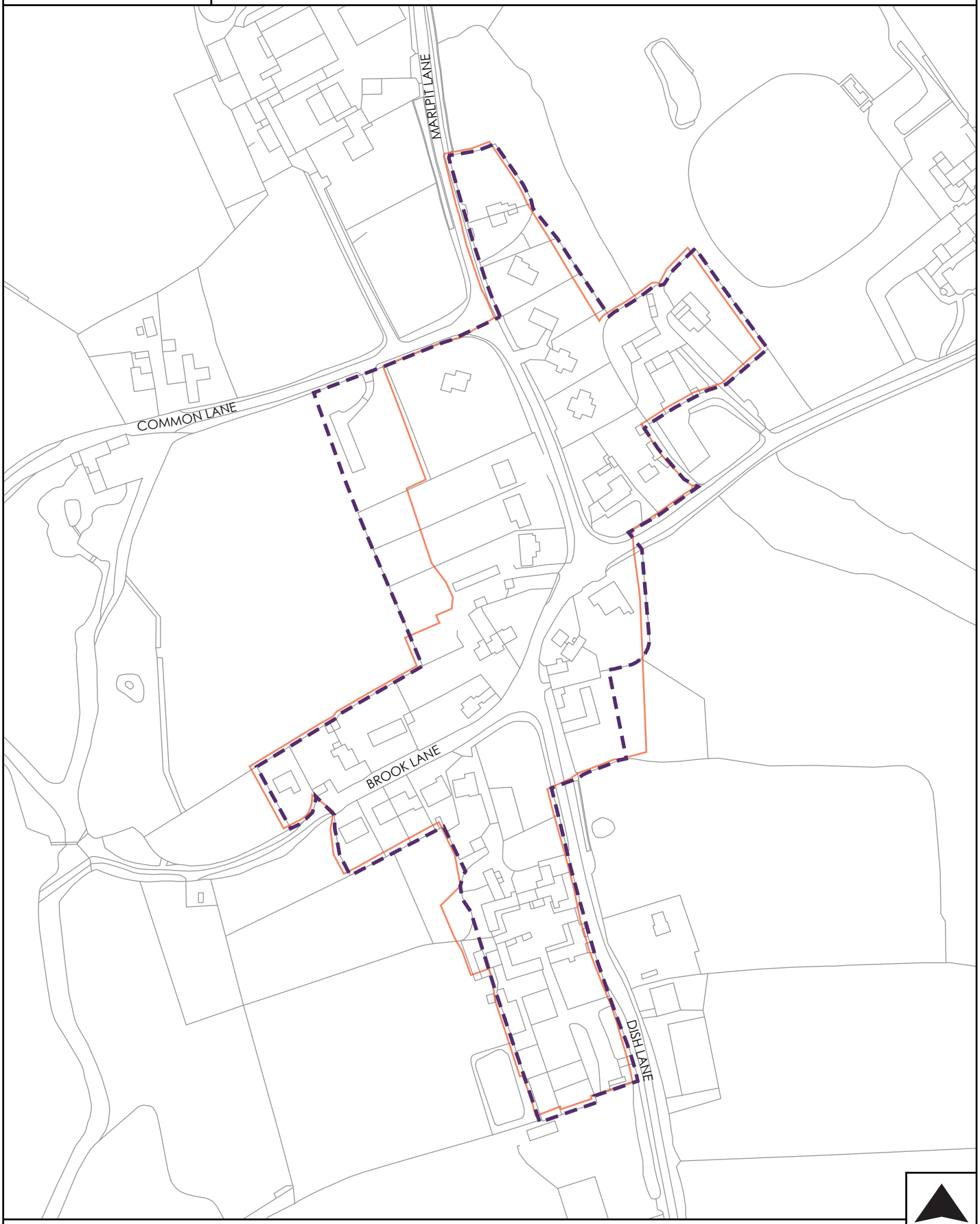
Scale: 1: 5000 at A4

NORTH

South Derbyshire District Council

Sutton on the Hill Village Settlement Boundary



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Scale: 1: 2500 at A4

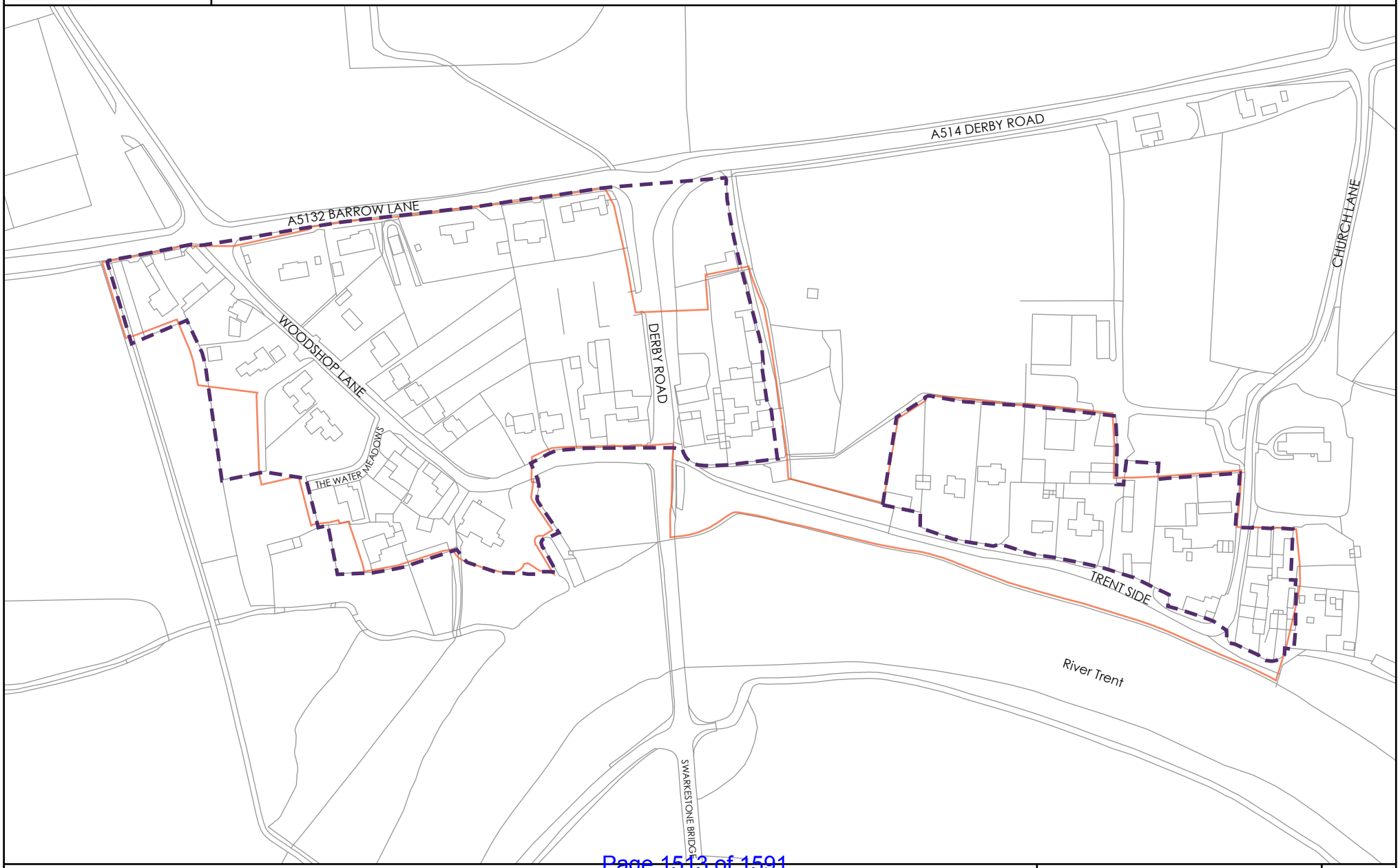
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Swarkestone Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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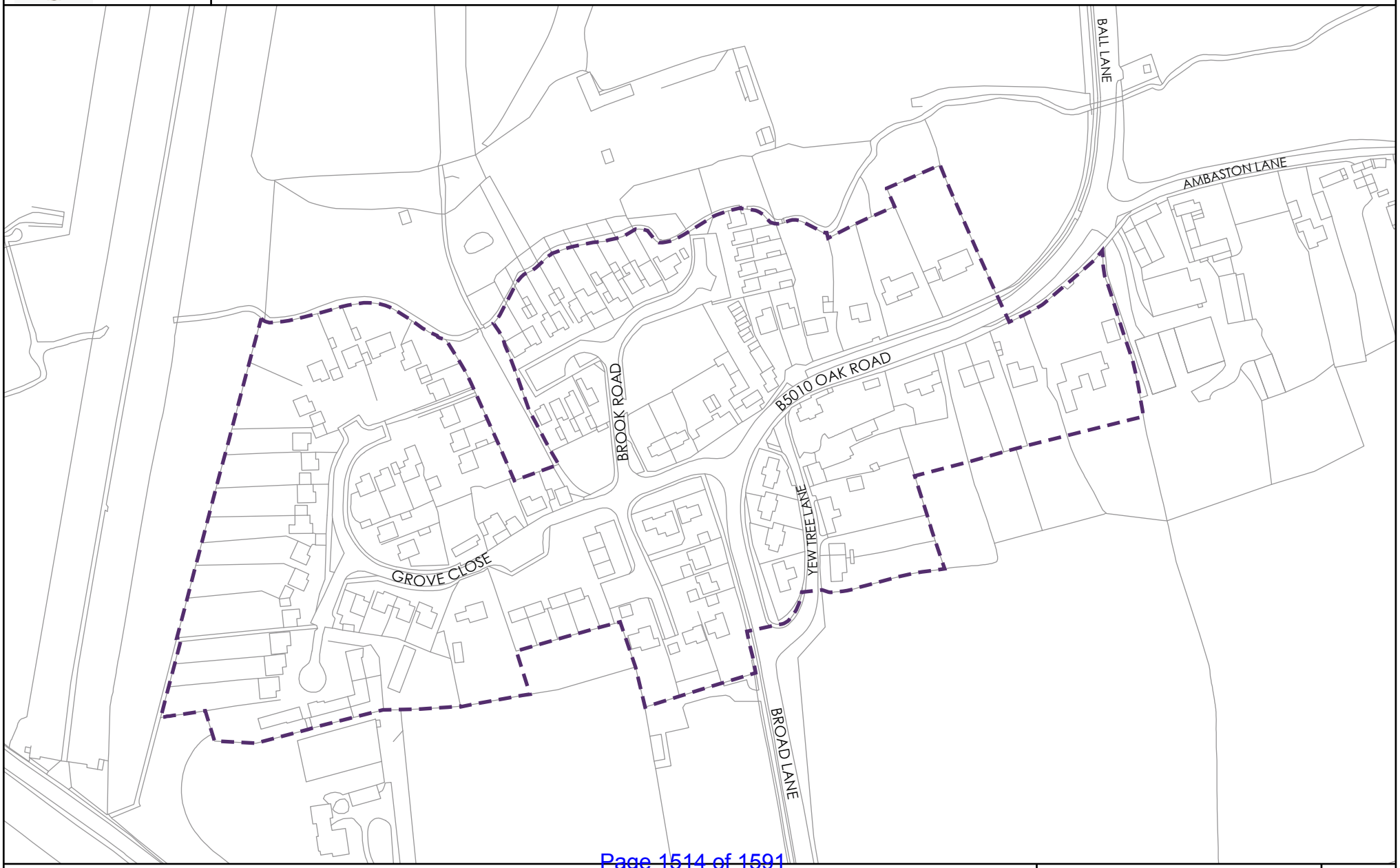
Scale: 1: 2500 at A4

NORTH

South Derbyshire District Council

Thulston Village Settlement Boundary



There was no Village Settlement boundary for the village of Thulston in the 1998 Adopted Local Plan

Proposed Settlement boundary

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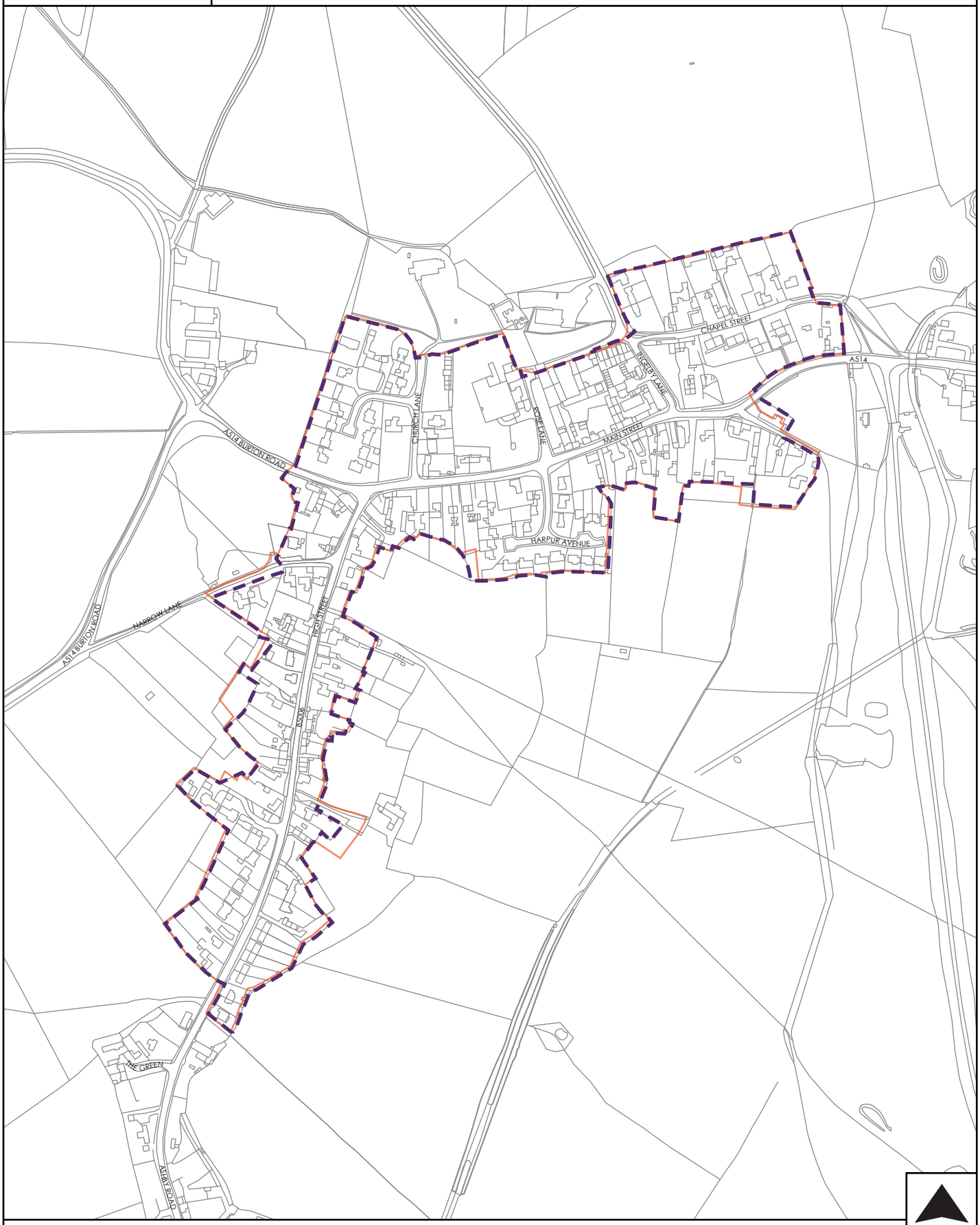
Scale: 1: 2500 at A4

NORTH

South Derbyshire District Council

Ticknall Village Settlement Boundary



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Scale: 1:5000 at A4

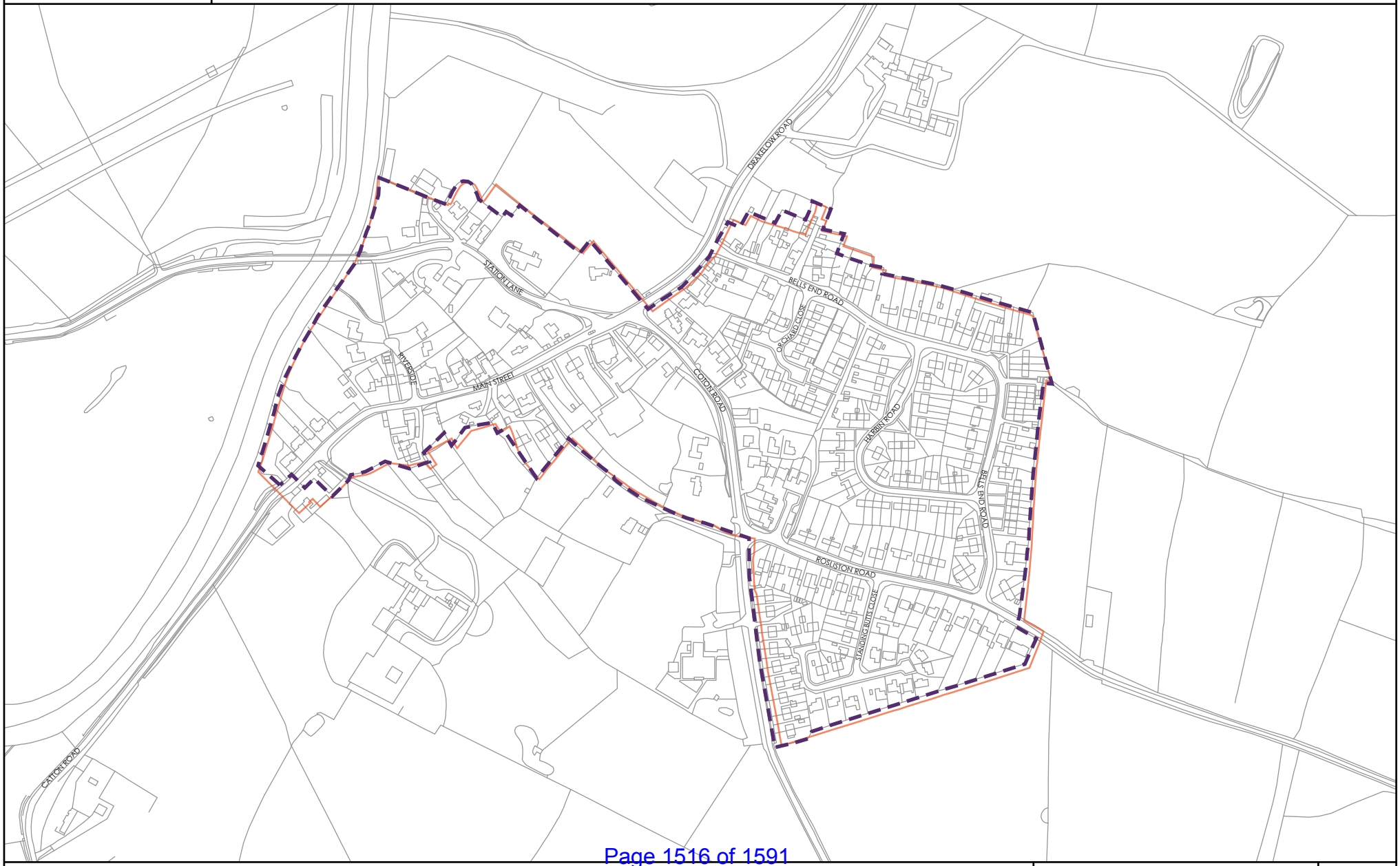
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Walton on Trent Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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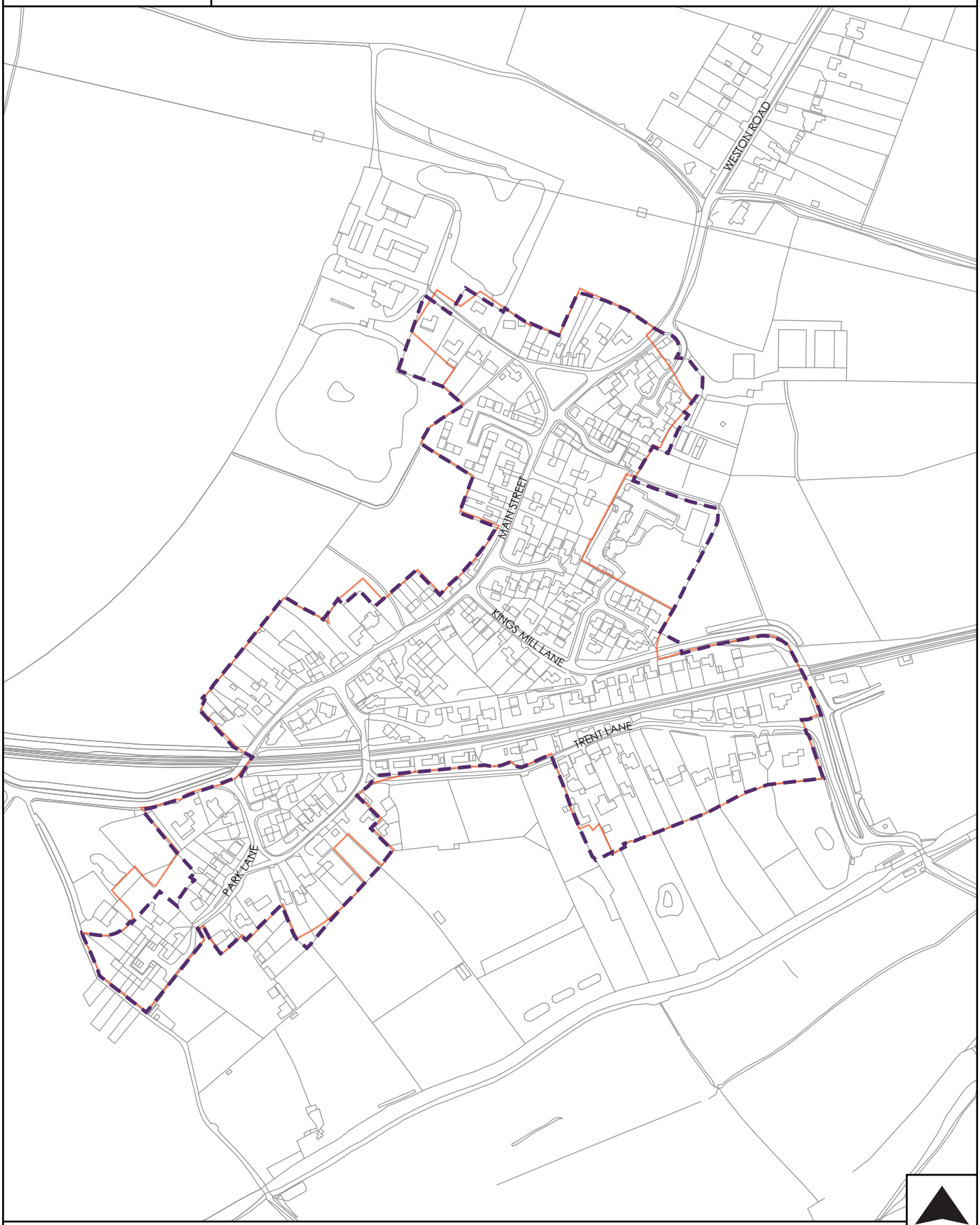
Scale: 1: 5000 at A4

NORTH

South Derbyshire District Council

Weston on Trent Village Settlement Boundary



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Scale: 1:5000 at A4

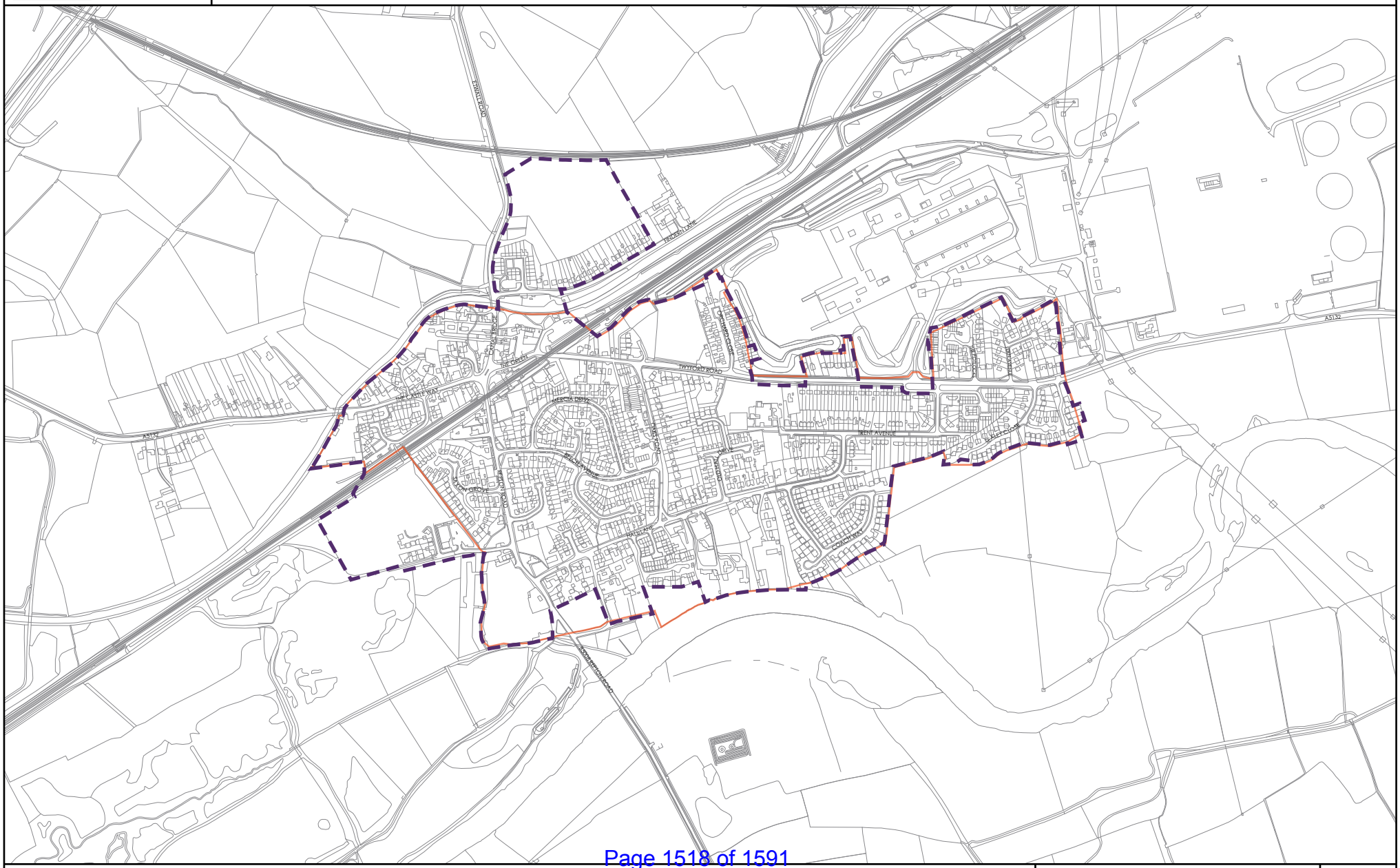
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Willington Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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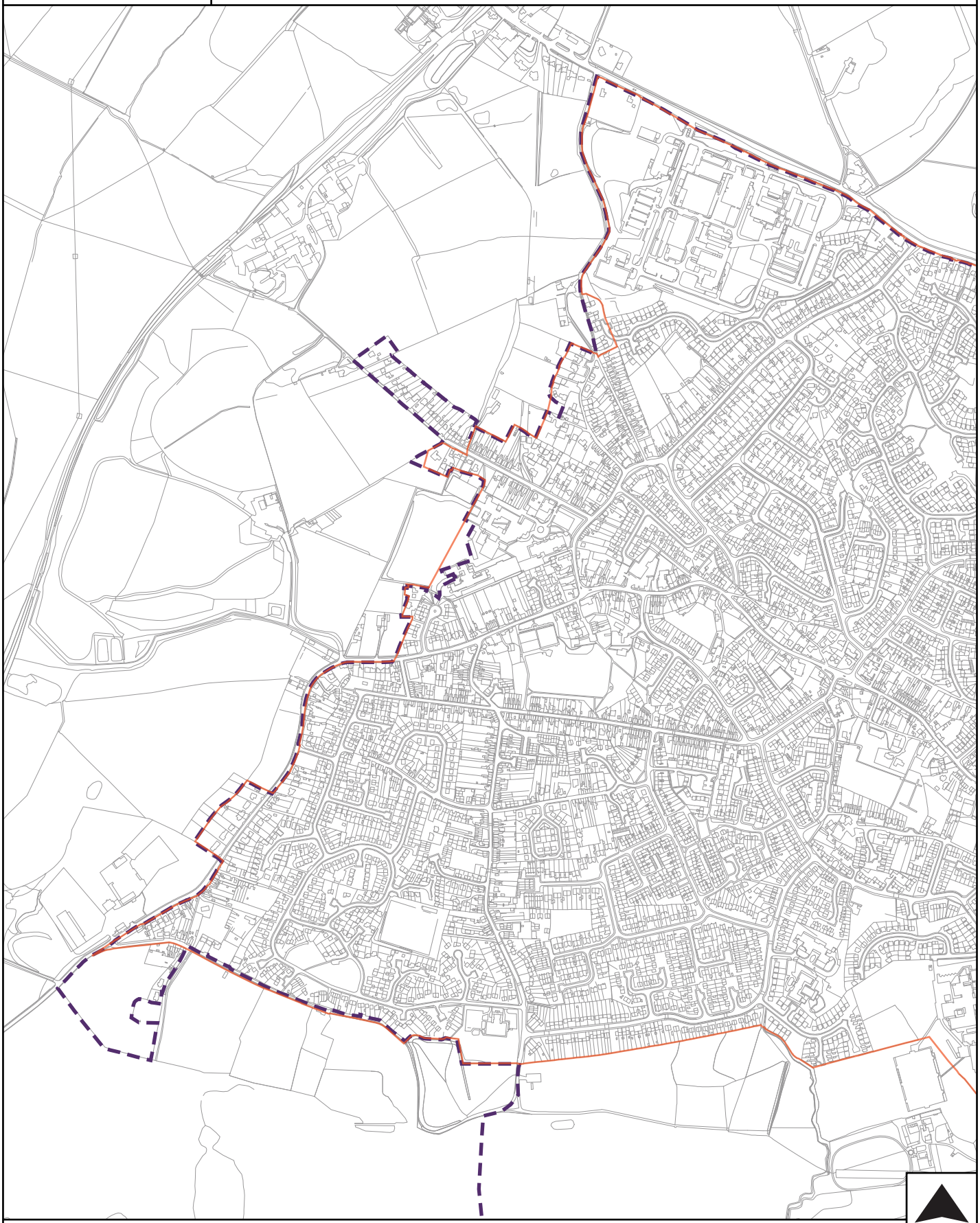
Scale: 1:10000 at A4

NORTH

South Derbyshire District Council

Swadlincote Urban Area 1 Settlement Boundary



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Scale: 1:10000 at A4

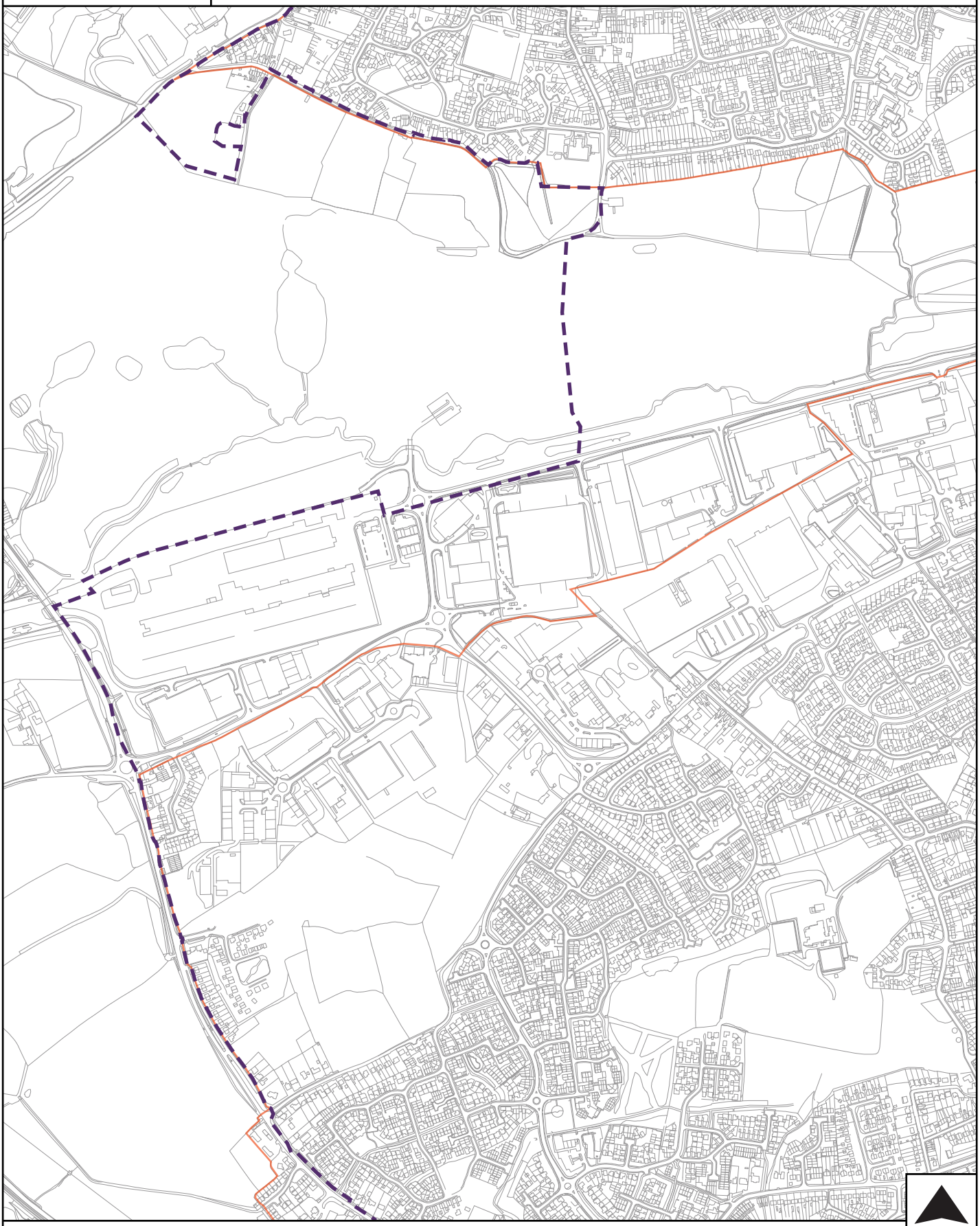
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Swadlincote Urban Area (2) Settlement Boundary



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Scale: 1:10000 at A4

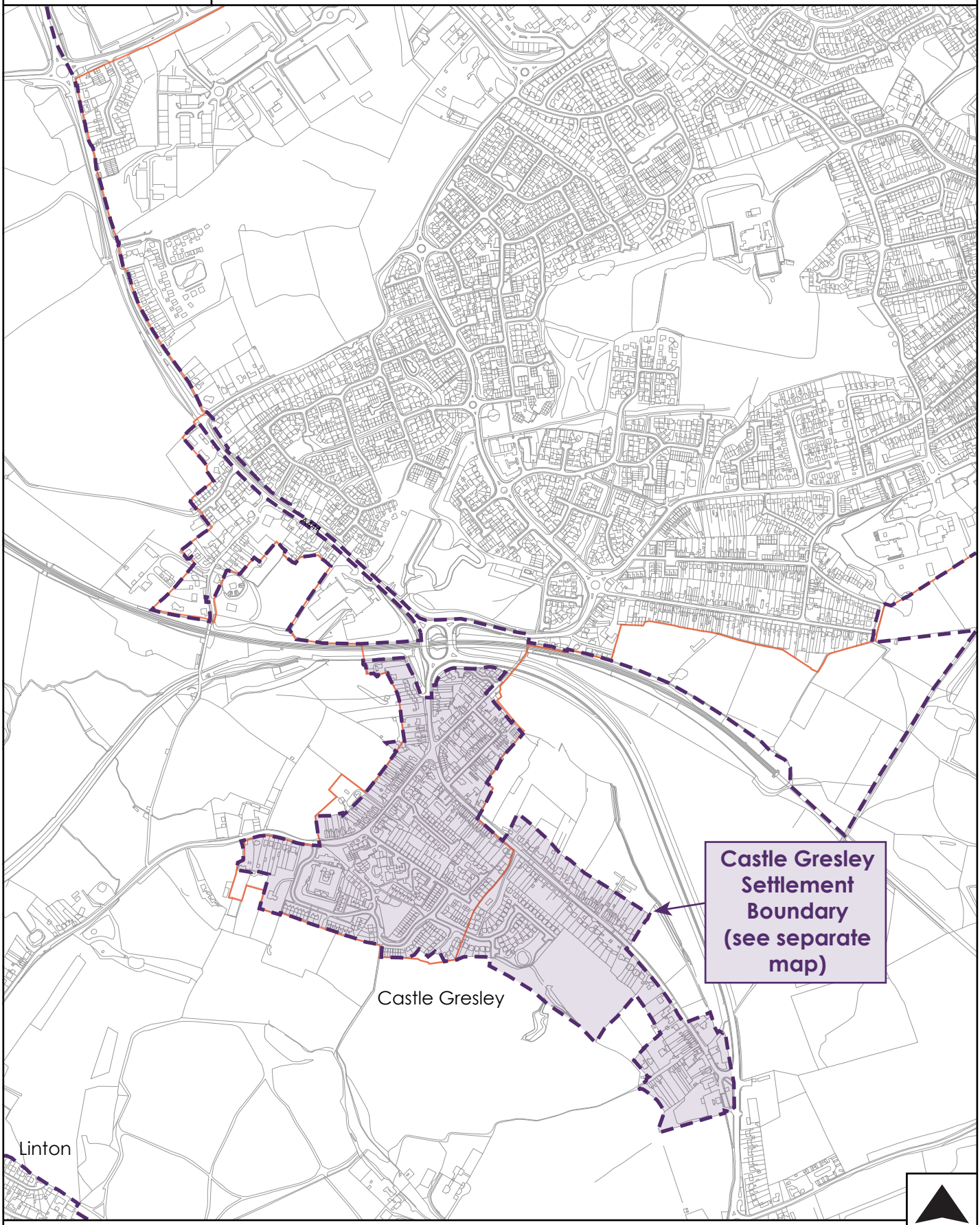
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Swadlincote Urban Area (3) Settlement Boundary



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Scale: 1:10000 at A4

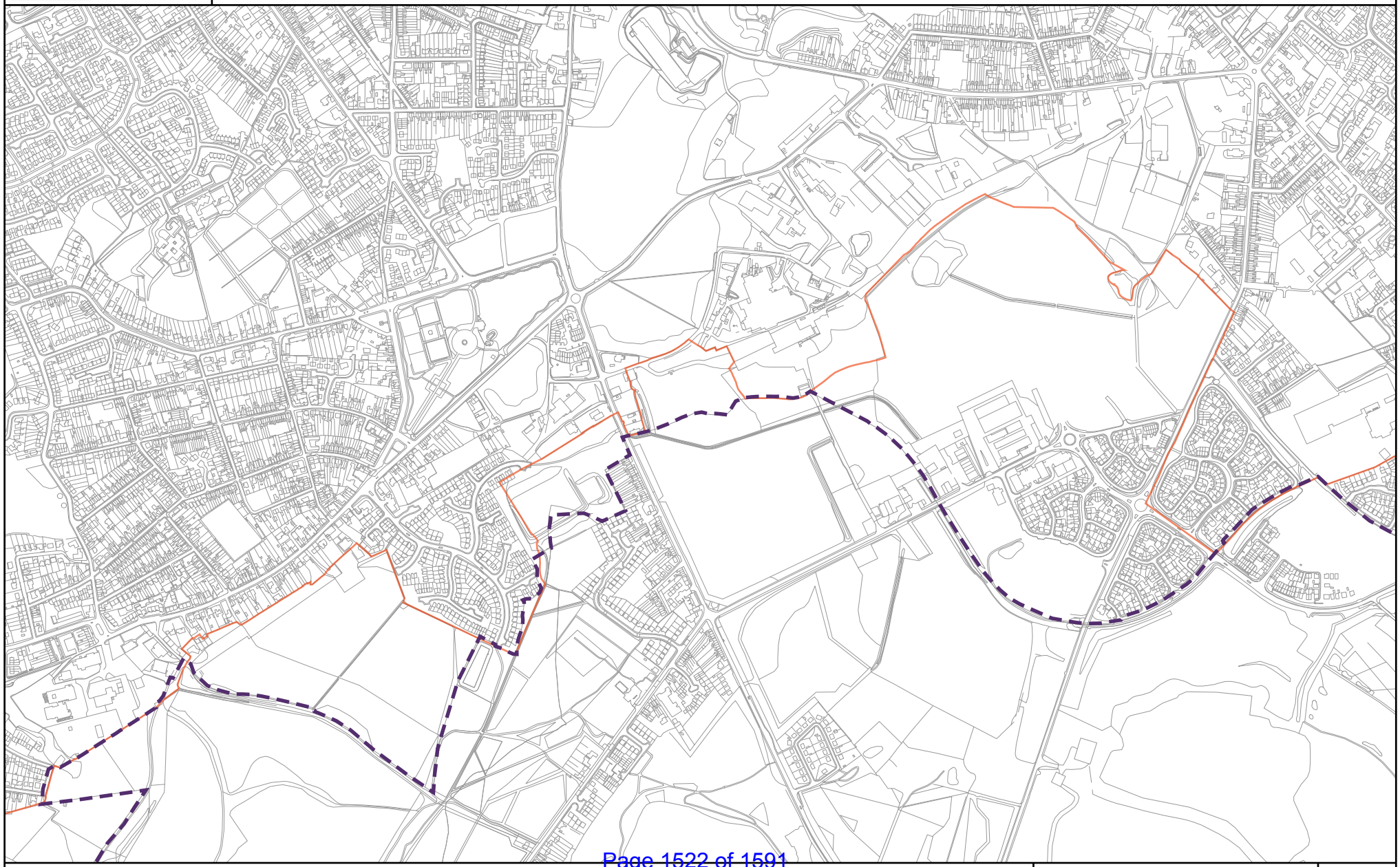
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Swadlincote Urban Area (4) Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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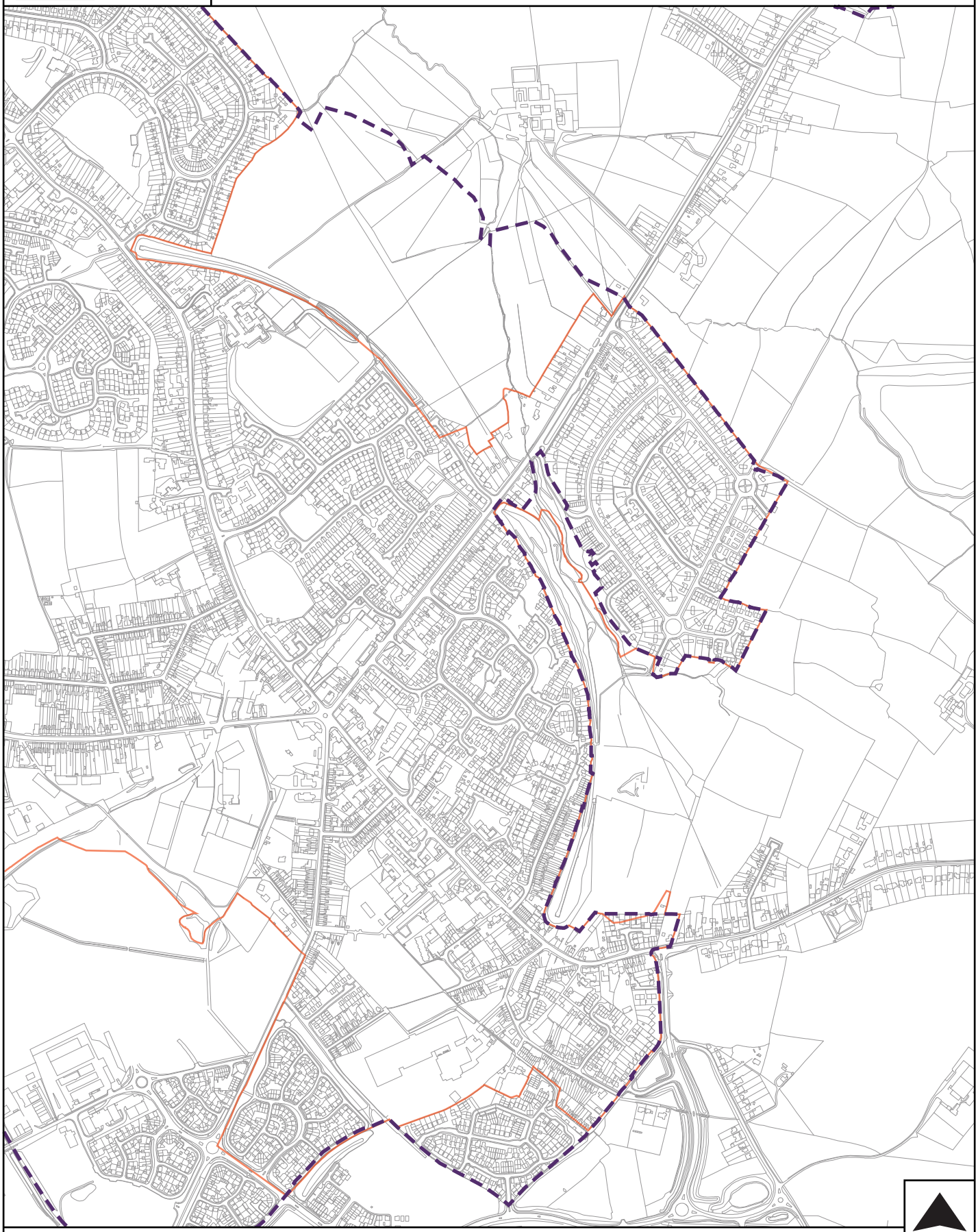
Scale: 1: 10000 at A4

NORTH

South Derbyshire District Council

Swadlincote Urban Area (5) Settlement Boundary



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Scale: 1:10000 at A4

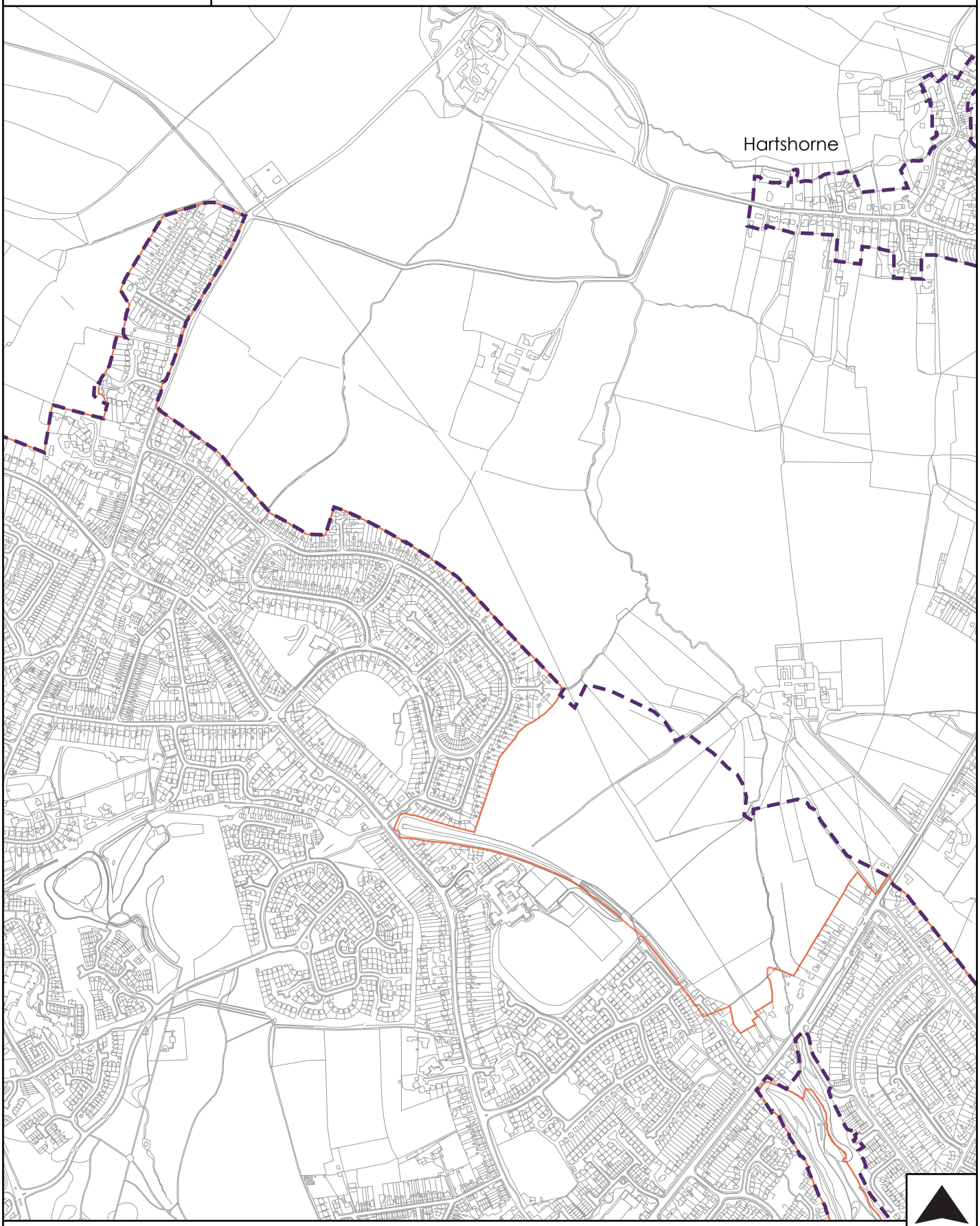
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Swadlincote Urban Area (6) Settlement Boundary



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Scale: 1:10000 at A4

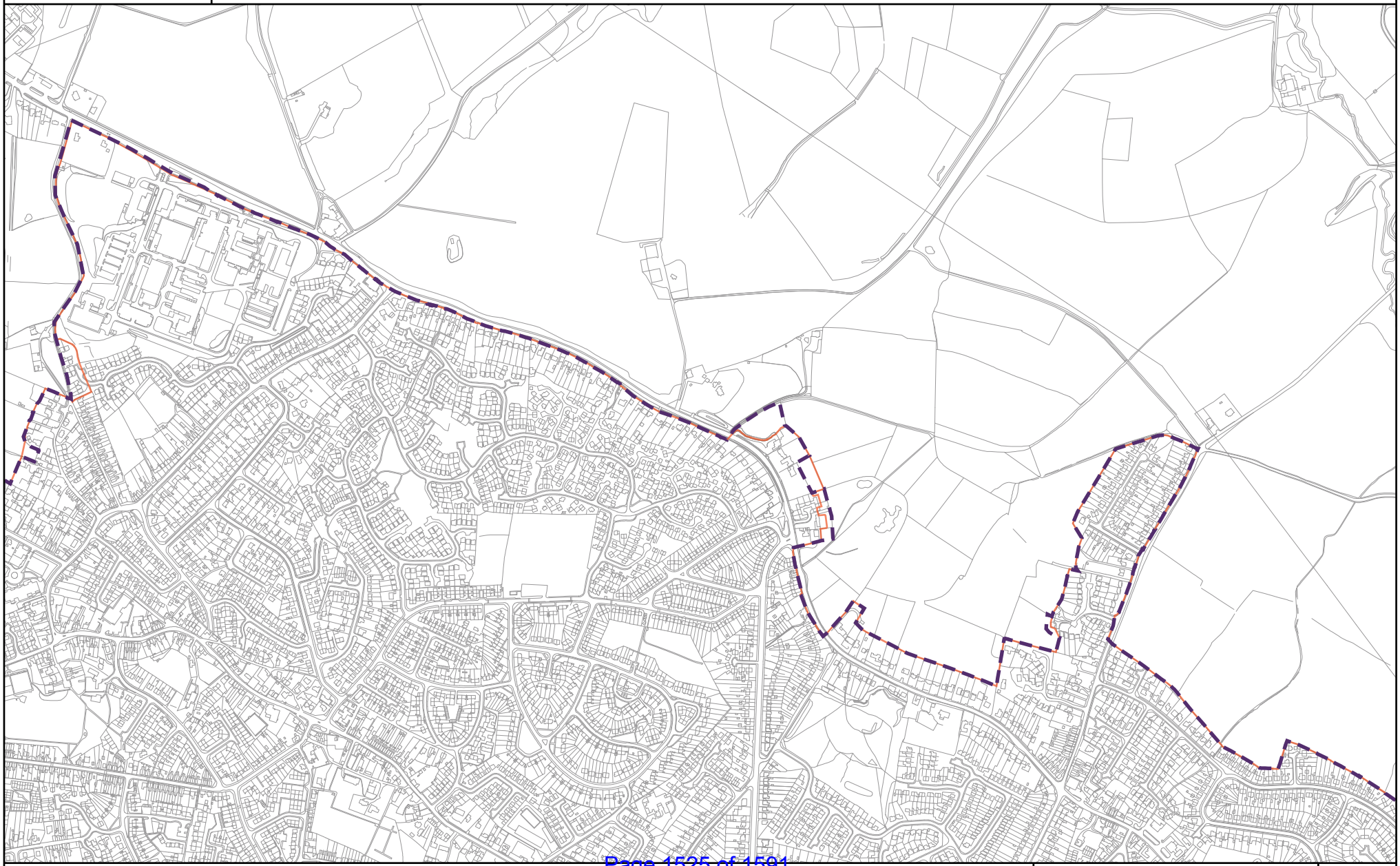
NORTH

Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

South Derbyshire District Council

Swadlincote Urban Area (7) Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)

Proposed Settlement boundary

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Scale: 1: 10000 at A4

NORTH

Appendix B

Housing Sites Maps

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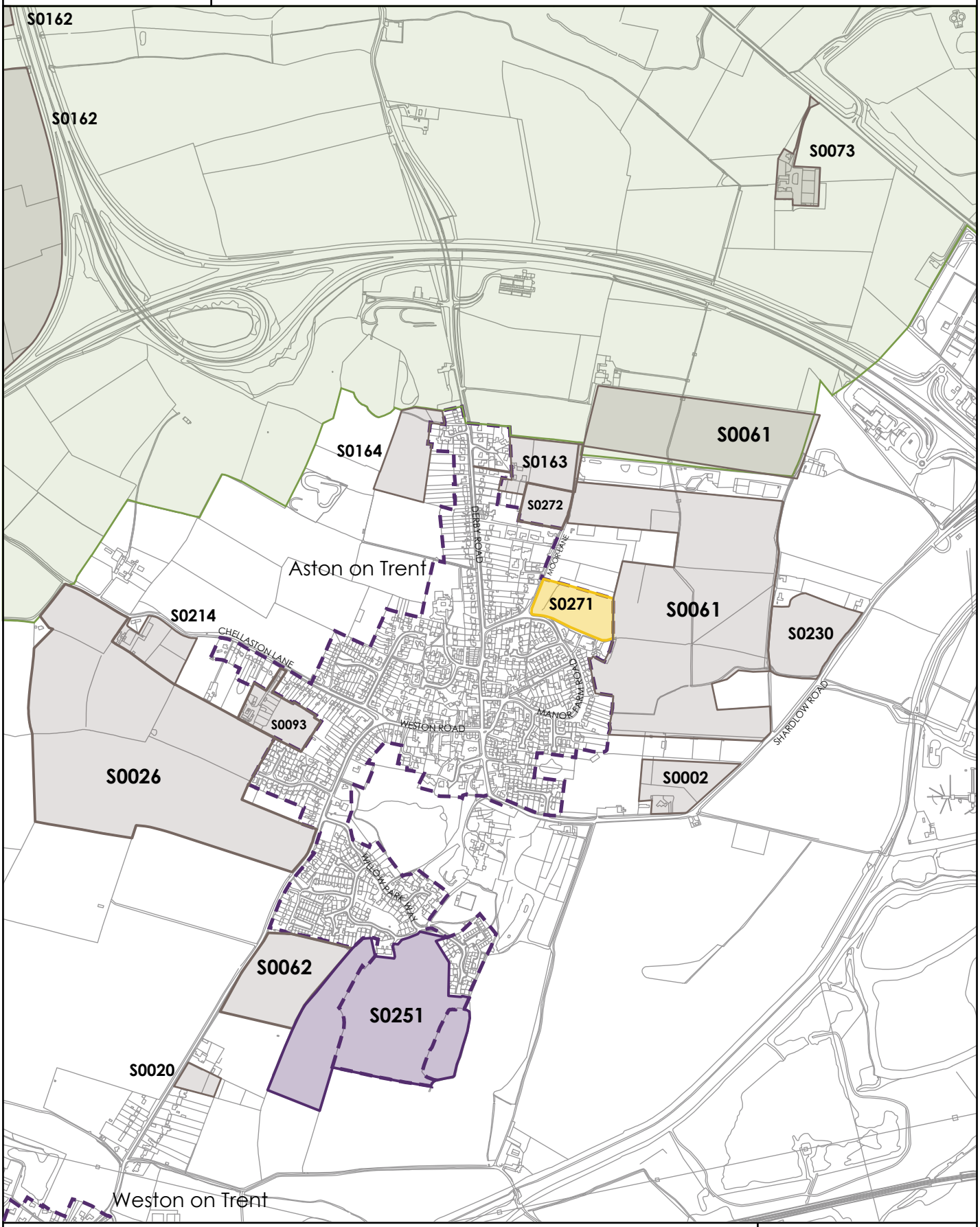
South Derbyshire District Council

Housing Site Options - Aston on Trent



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0026 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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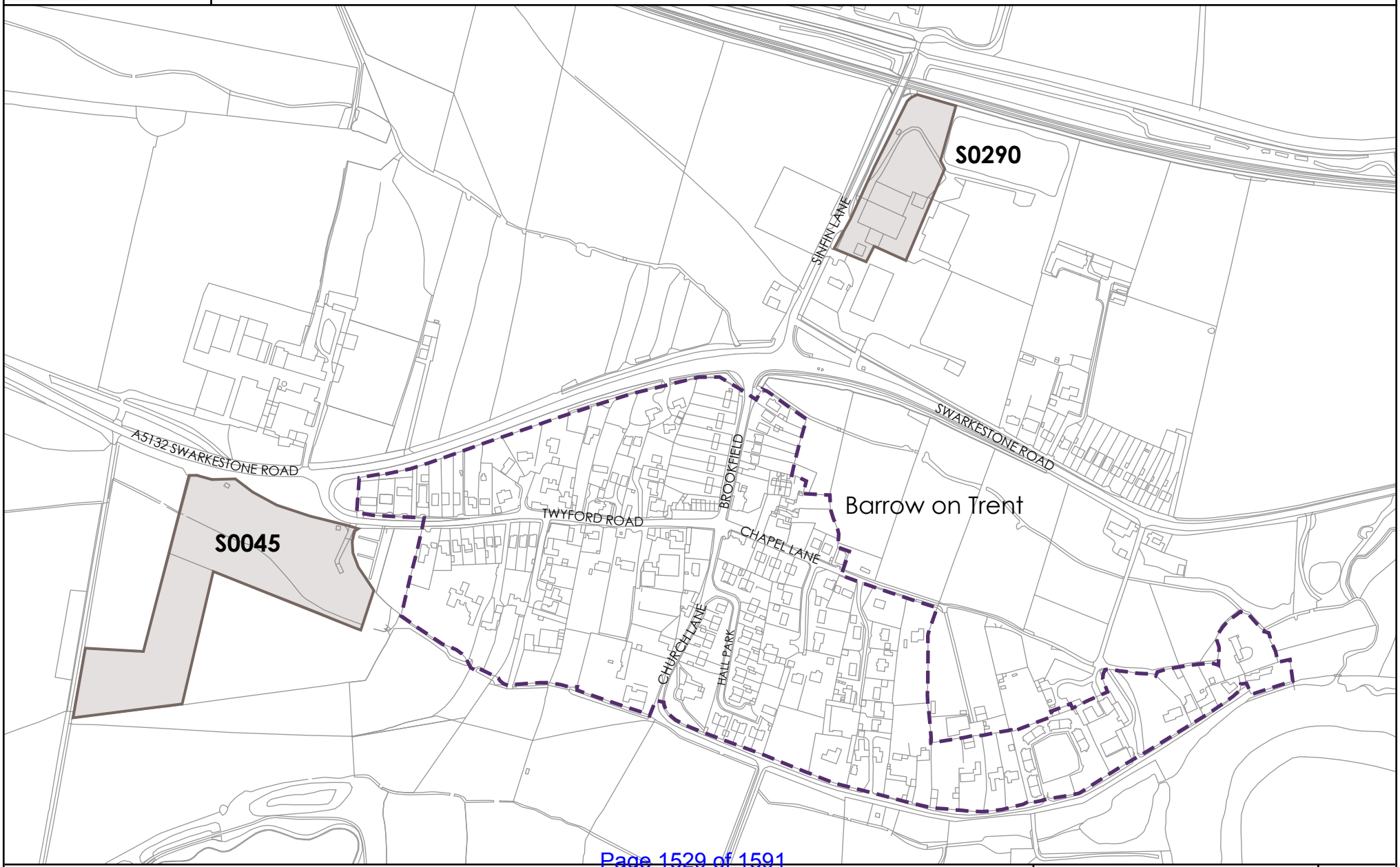
Scale: 1: 12500 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Barrow on Trent Village



Proposed Settlement boundary

Not suitable Part 2 sites

Green Belt

Part 1 Housing Allocation

Part 2 Housing Allocation

S0045 SHLAA Number (Strategic Housing Land Availability Assessment)

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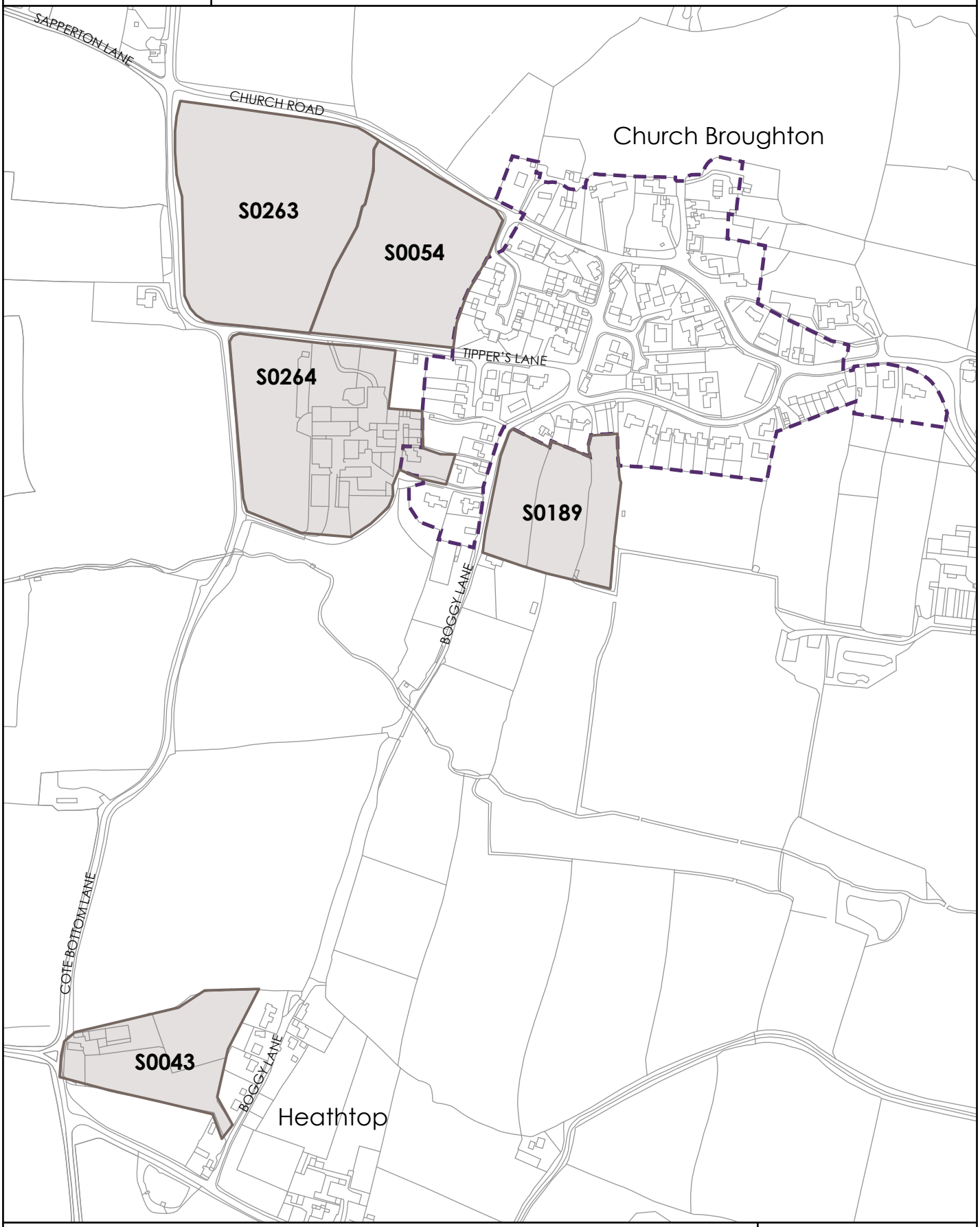
Scale: 1:5000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Church Broughton



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0263 SHLAA Number (Strategic Housing Land Availability Assessment)

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Scale: 1: 5000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Coton in the Elms

Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0065 SHLAA Number (Strategic Housing Land Availability Assessment)

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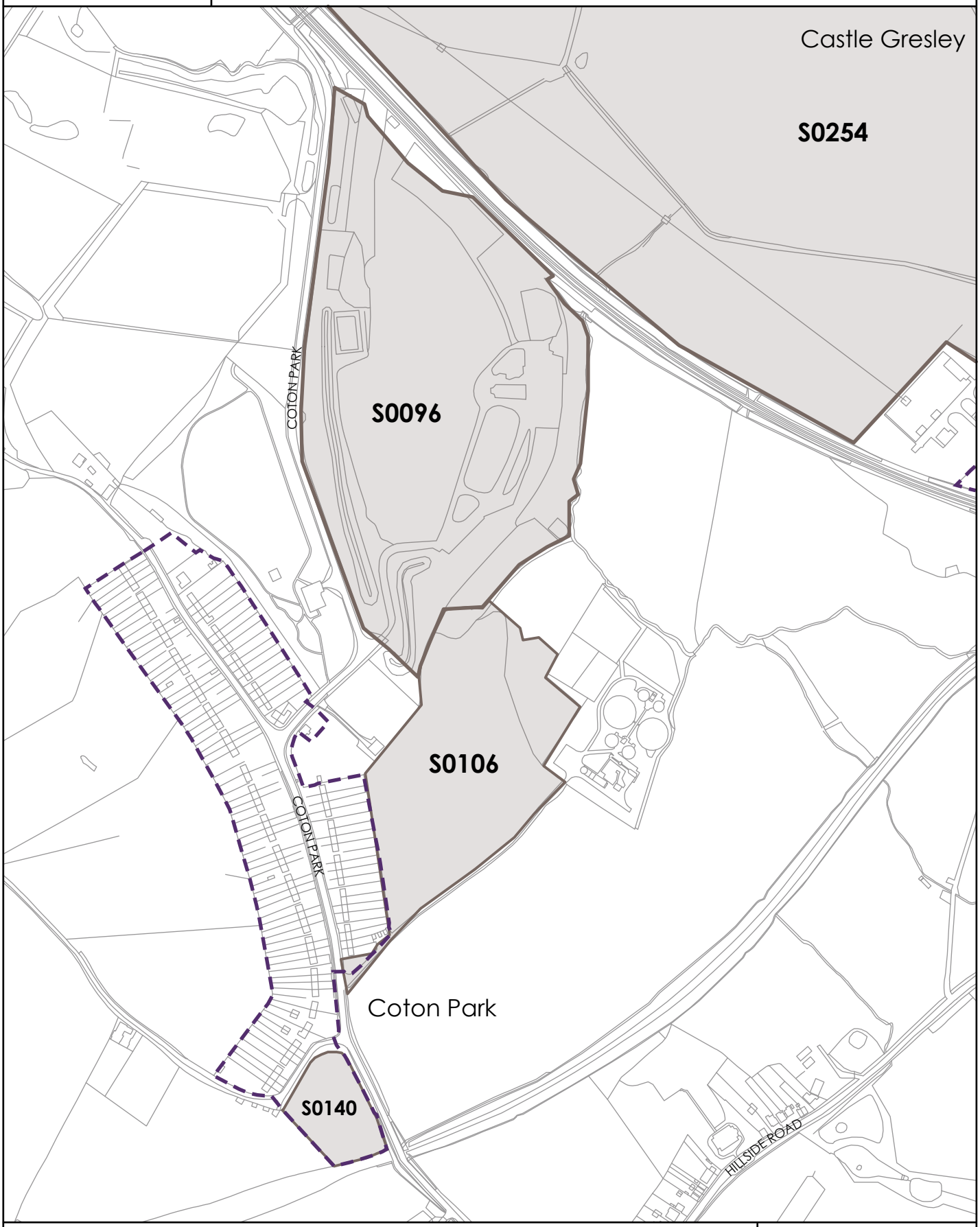
Scale: 1: 5000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Coton Park



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0106 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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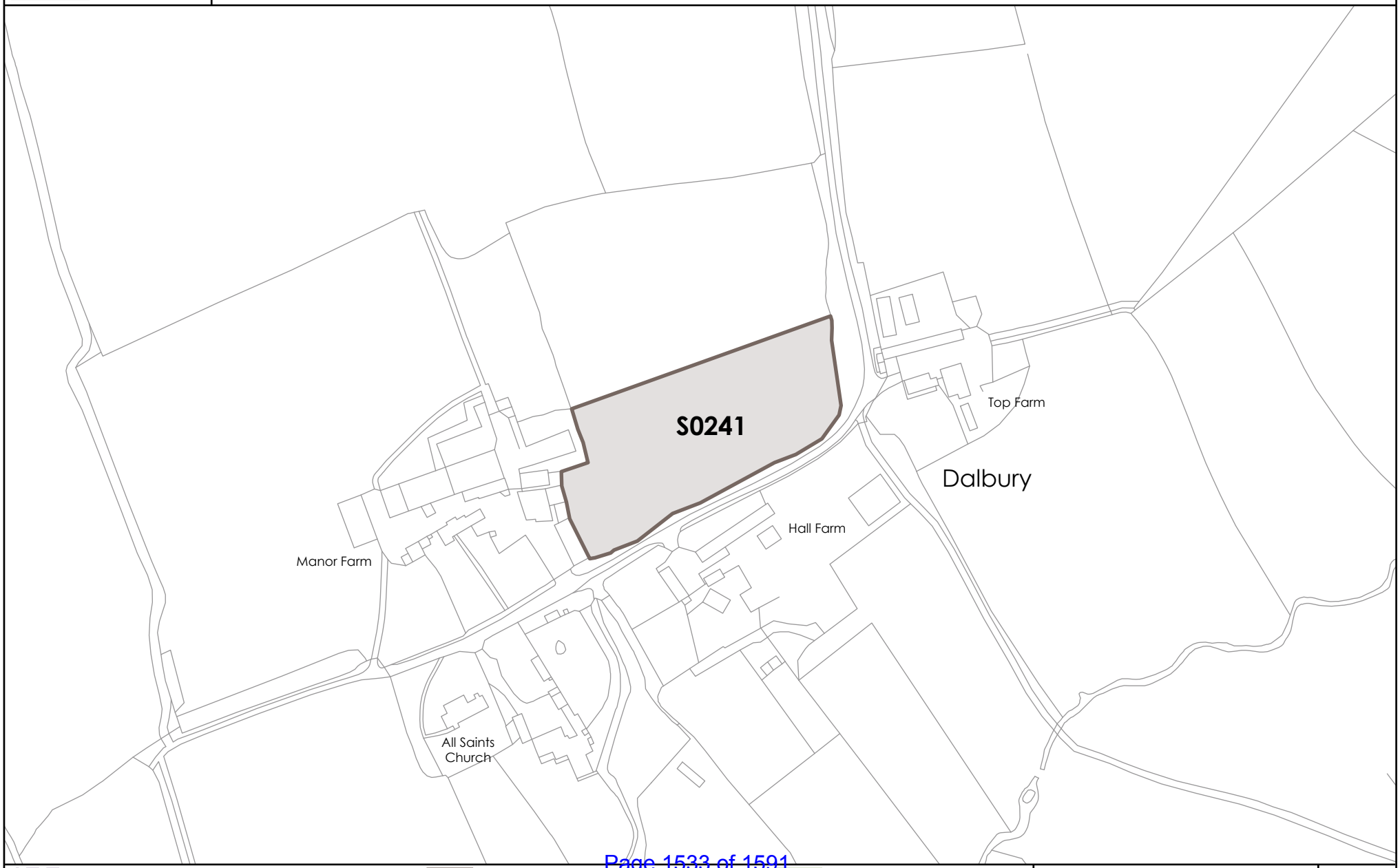
Scale: 1: 5000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Dalbury



Proposed Settlement boundary
Part 1 Housing Allocation
Not suitable Part 2 sites
Part 2 Housing Allocation
Green Belt
S0241 SHLAA Number (Strategic Housing Land Availability Assessment)

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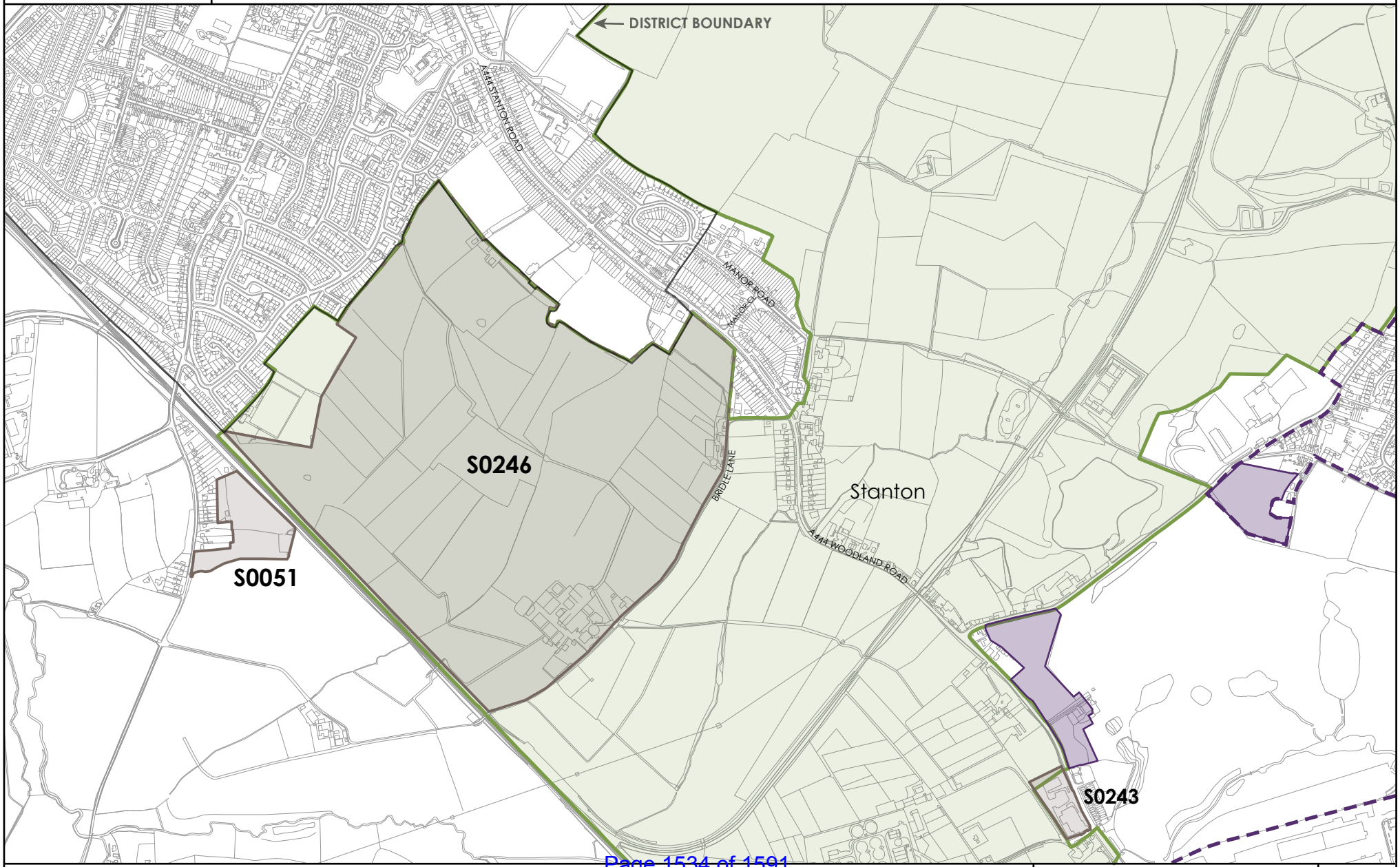
Scale: 1: 2500 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Drakelow and Stanton



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0246 SHLAA Number (Strategic Housing Land Availability Assessment)

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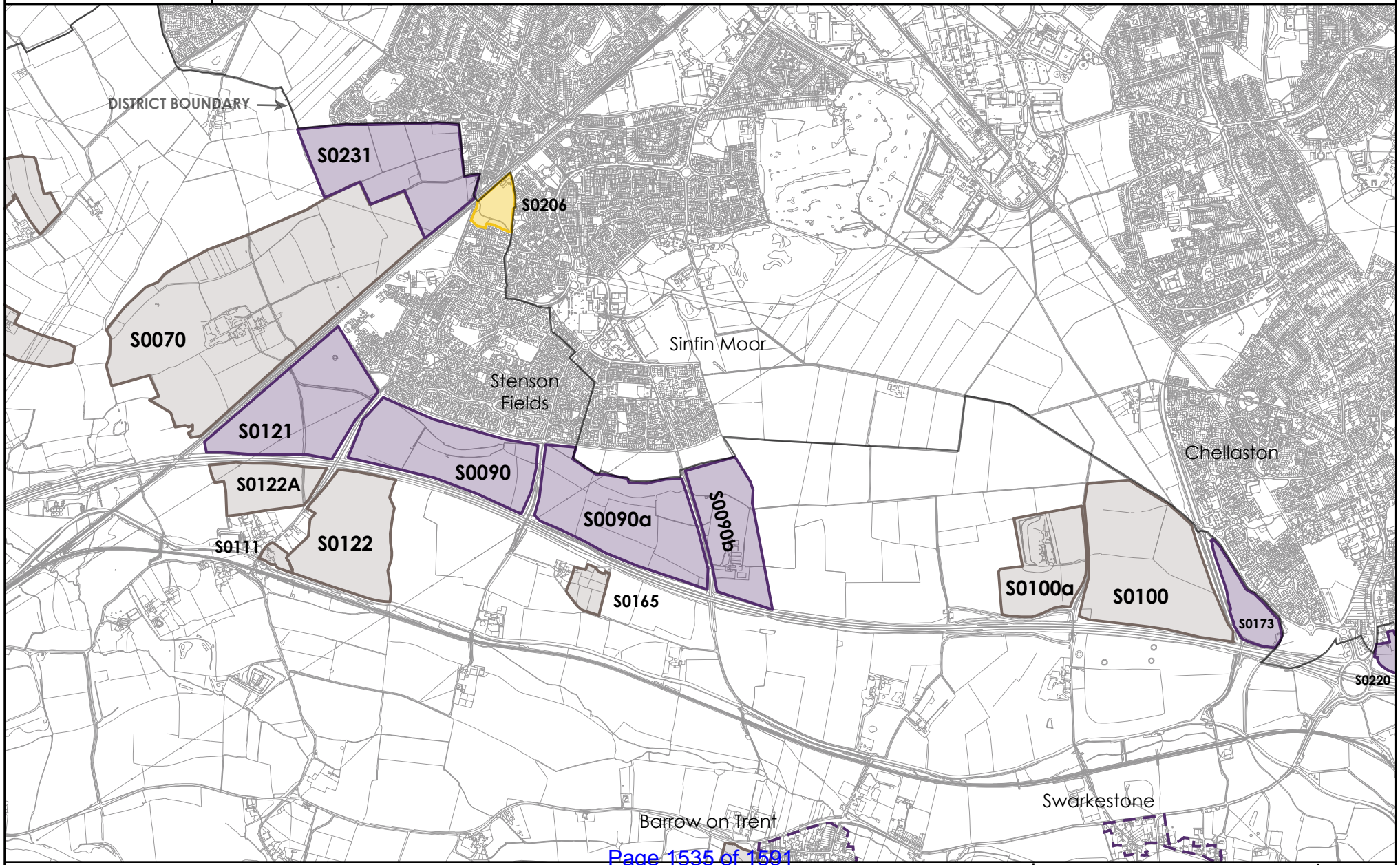
Scale: 1: 10000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - DUA (Derby Urban Area) Central



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0122 SHLAA Number (Strategic Housing Land Availability Assessment)

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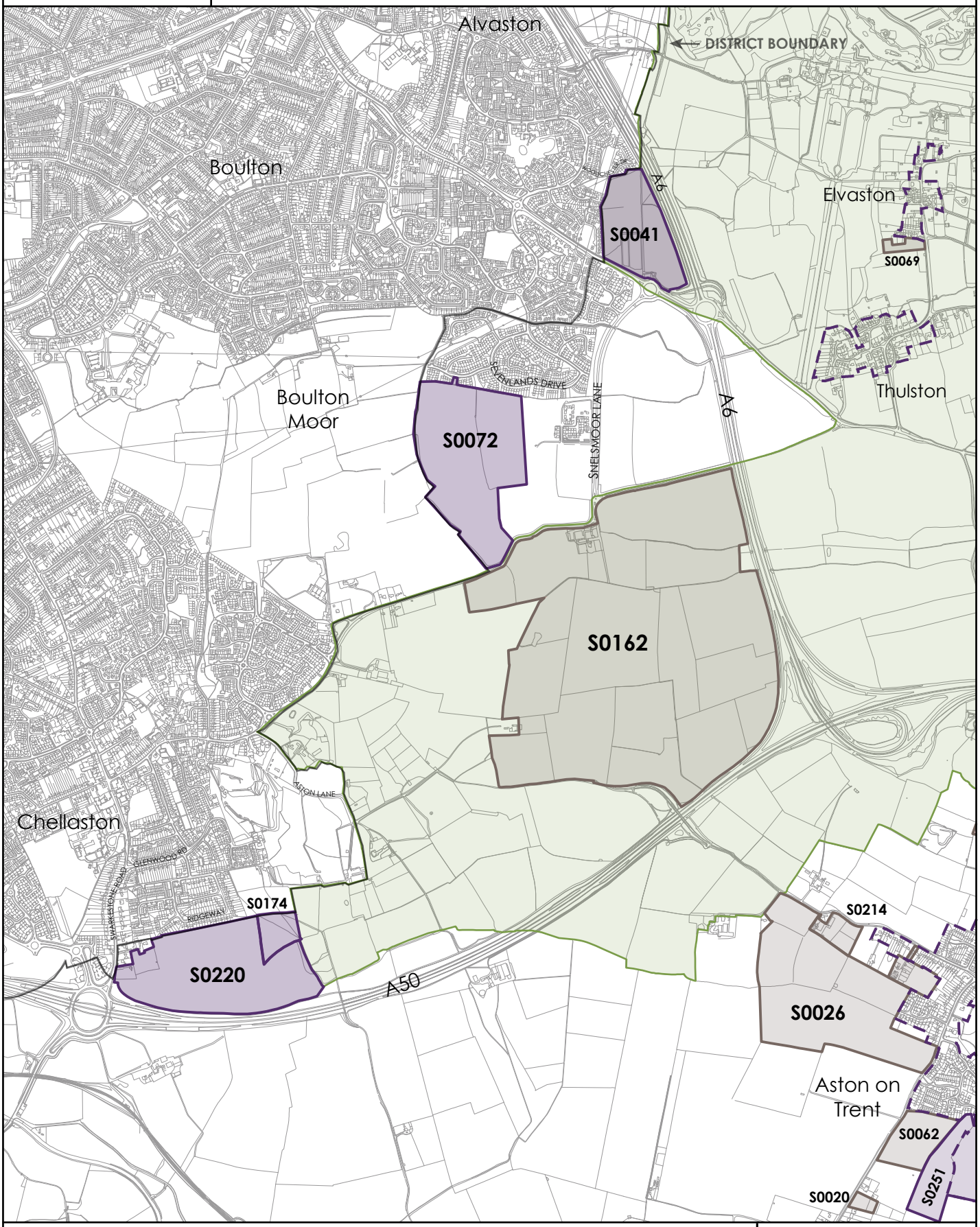
Scale: 1: 25000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Derby Urban Area (DUA) East



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0162 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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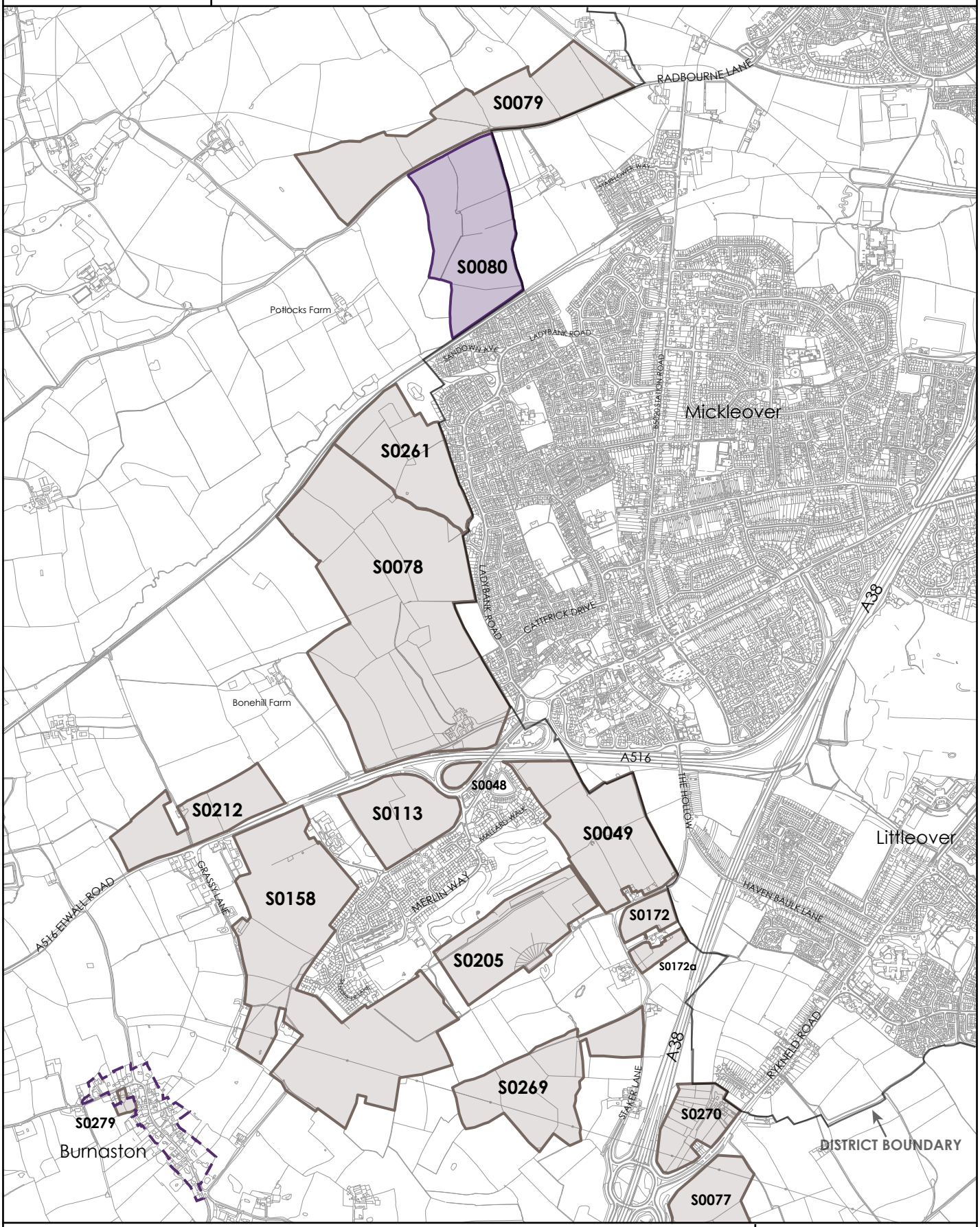
Scale: 1: 20000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - DUA (Derby Urban Area) West



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0049 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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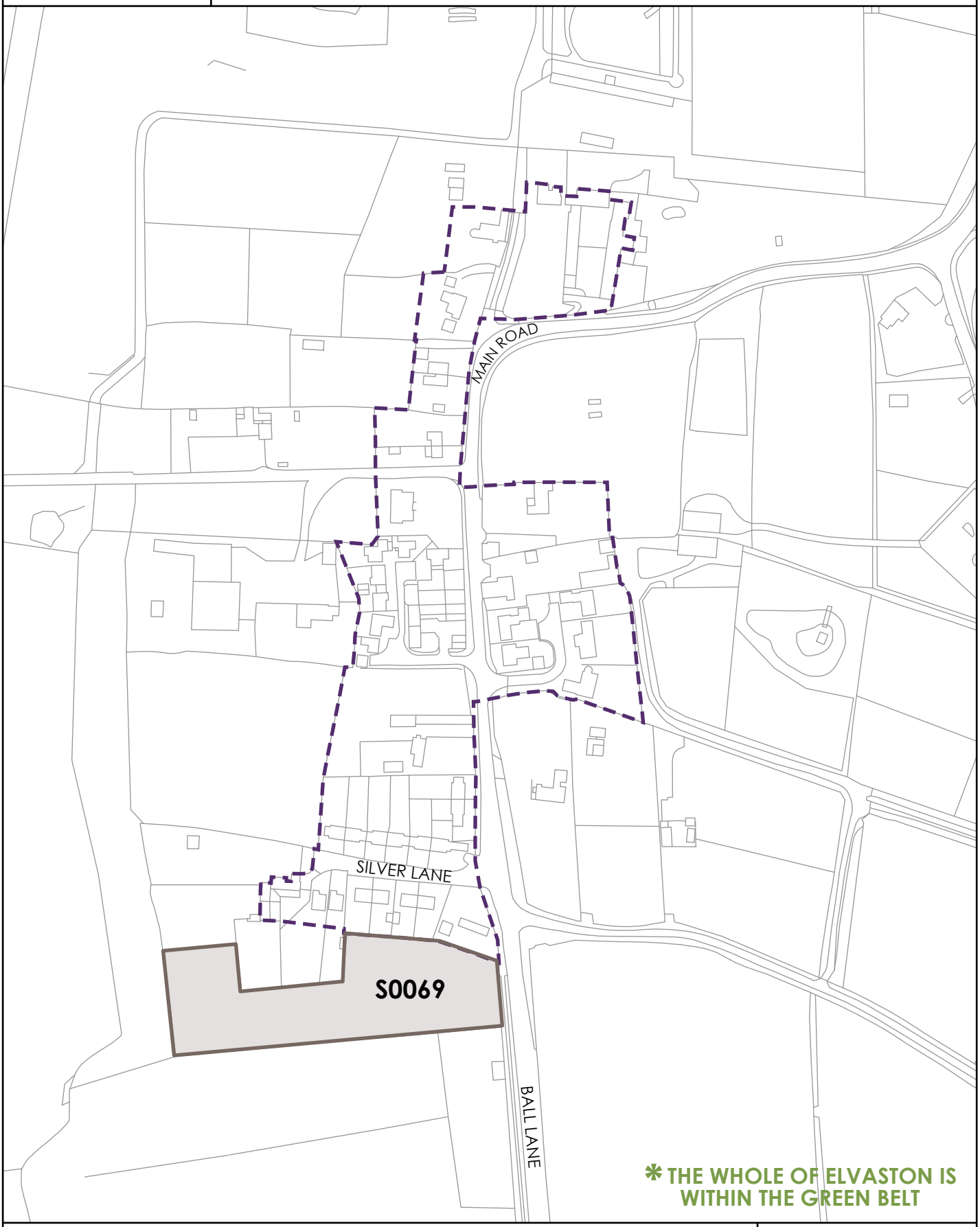
Scale: 1: 20000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Elvaston



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt *

S0069 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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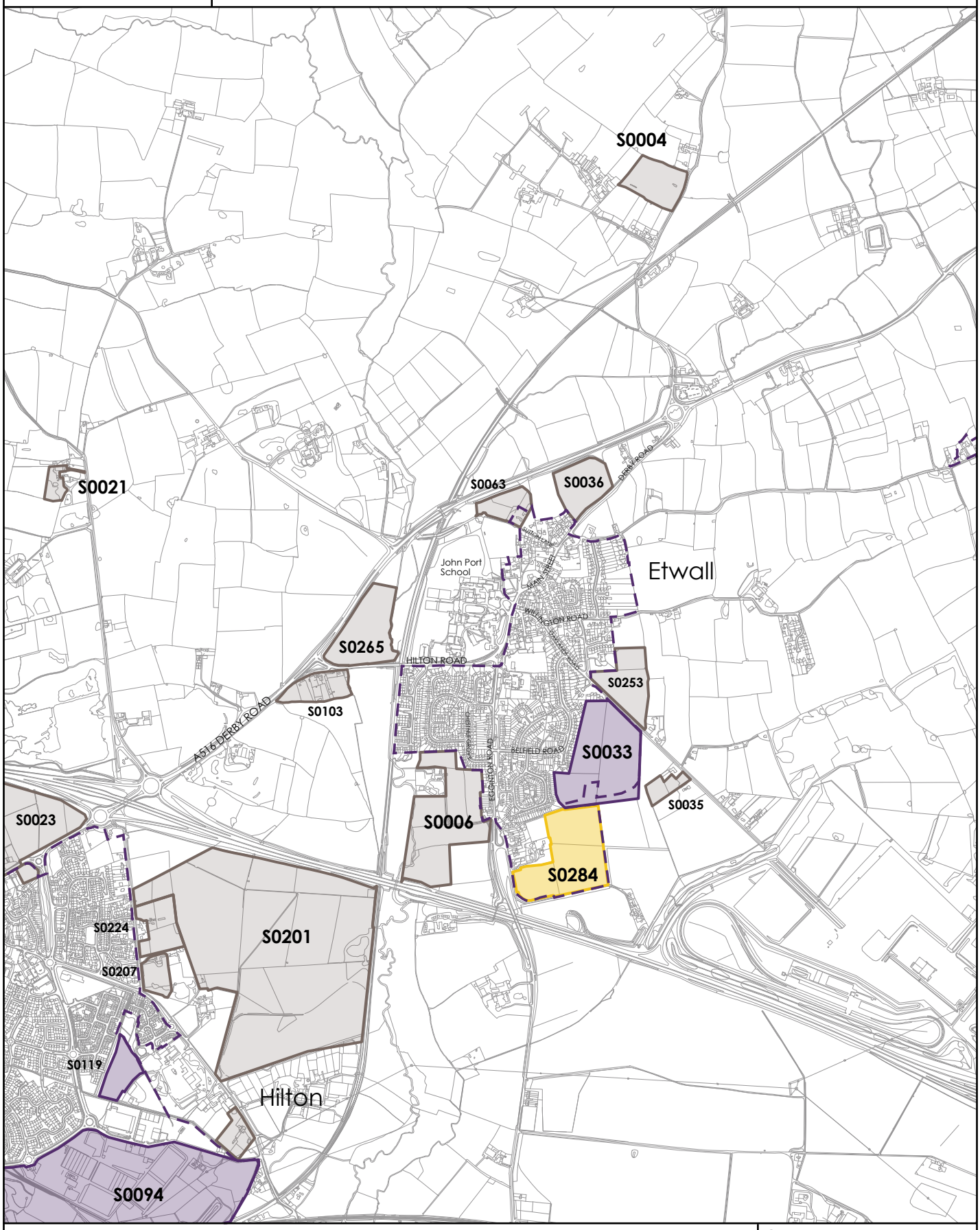
Scale: 1: 2500 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Etwall



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0265 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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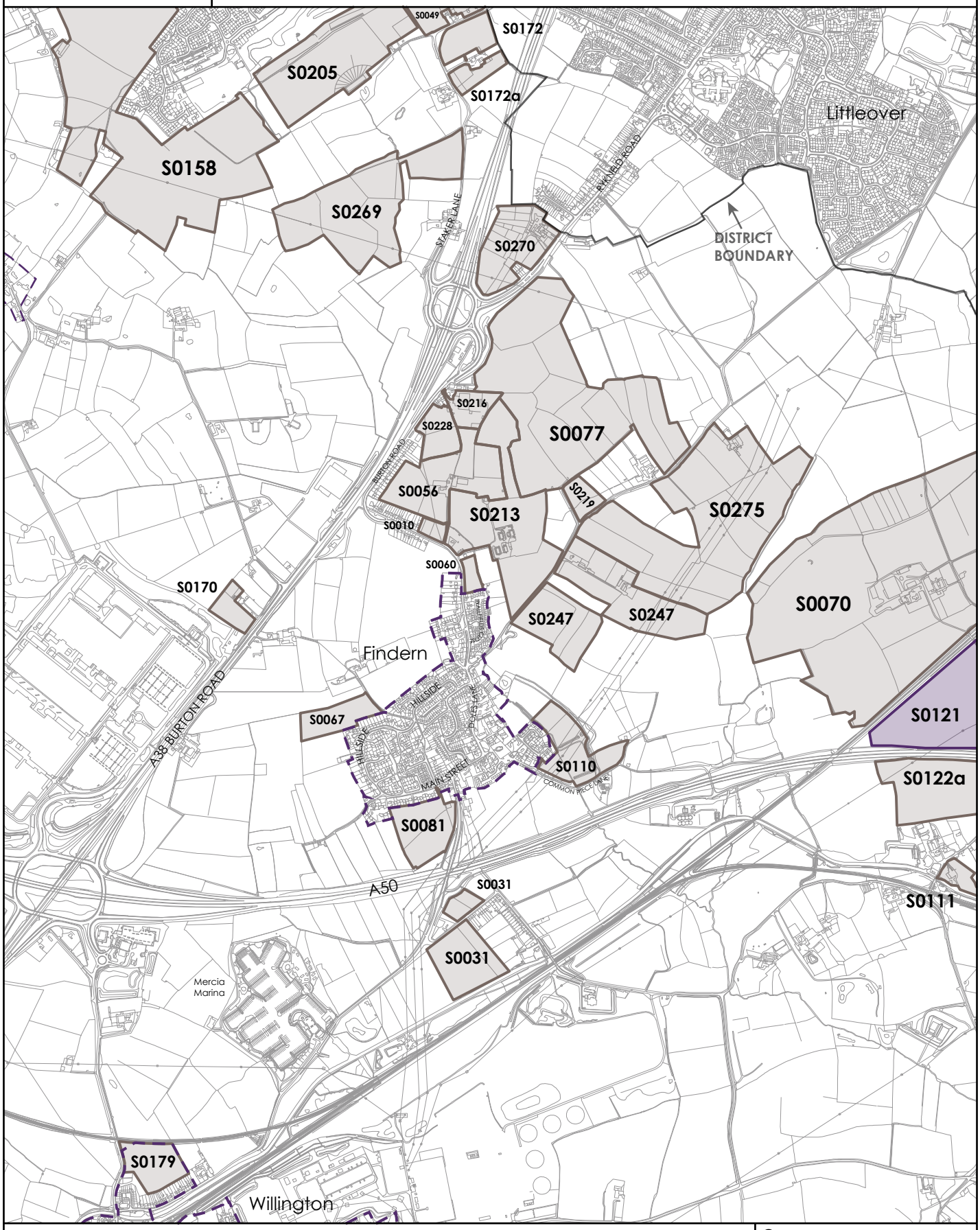
Scale: 1: 20000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Findern & DUA West



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocations

Green Belt

S0081 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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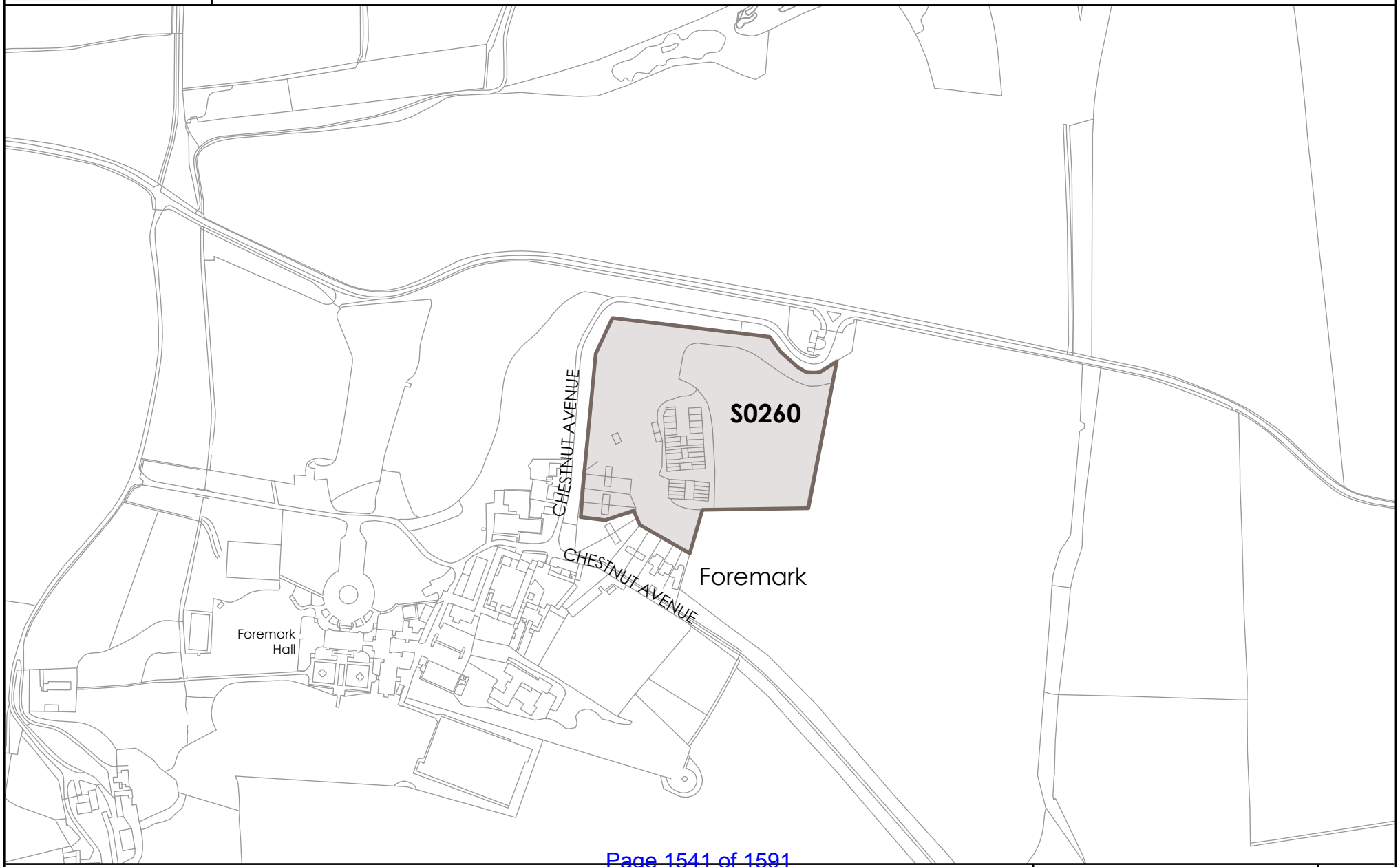
Scale: 1: 20000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Foremark



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0260 SHLAA Number (Strategic Housing Land Availability Assessment)

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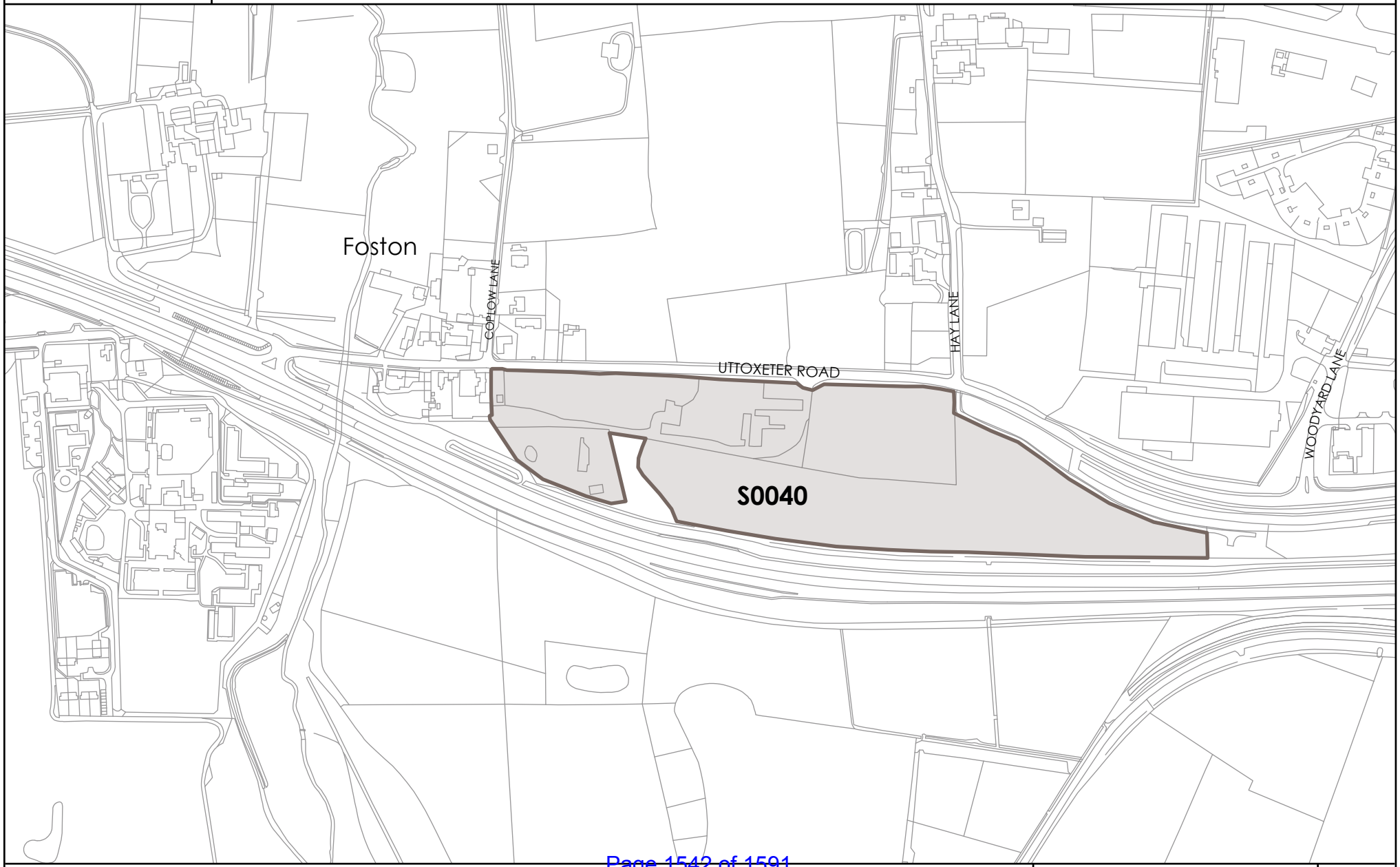
Scale: 1:5000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Foston



Proposed Settlement boundary
Part 1 Housing Allocation
Not suitable Part 2 sites
Part 2 Housing Allocation
Green Belt
S0040 SHLAA Number (Strategic Housing Land Availability Assessment)

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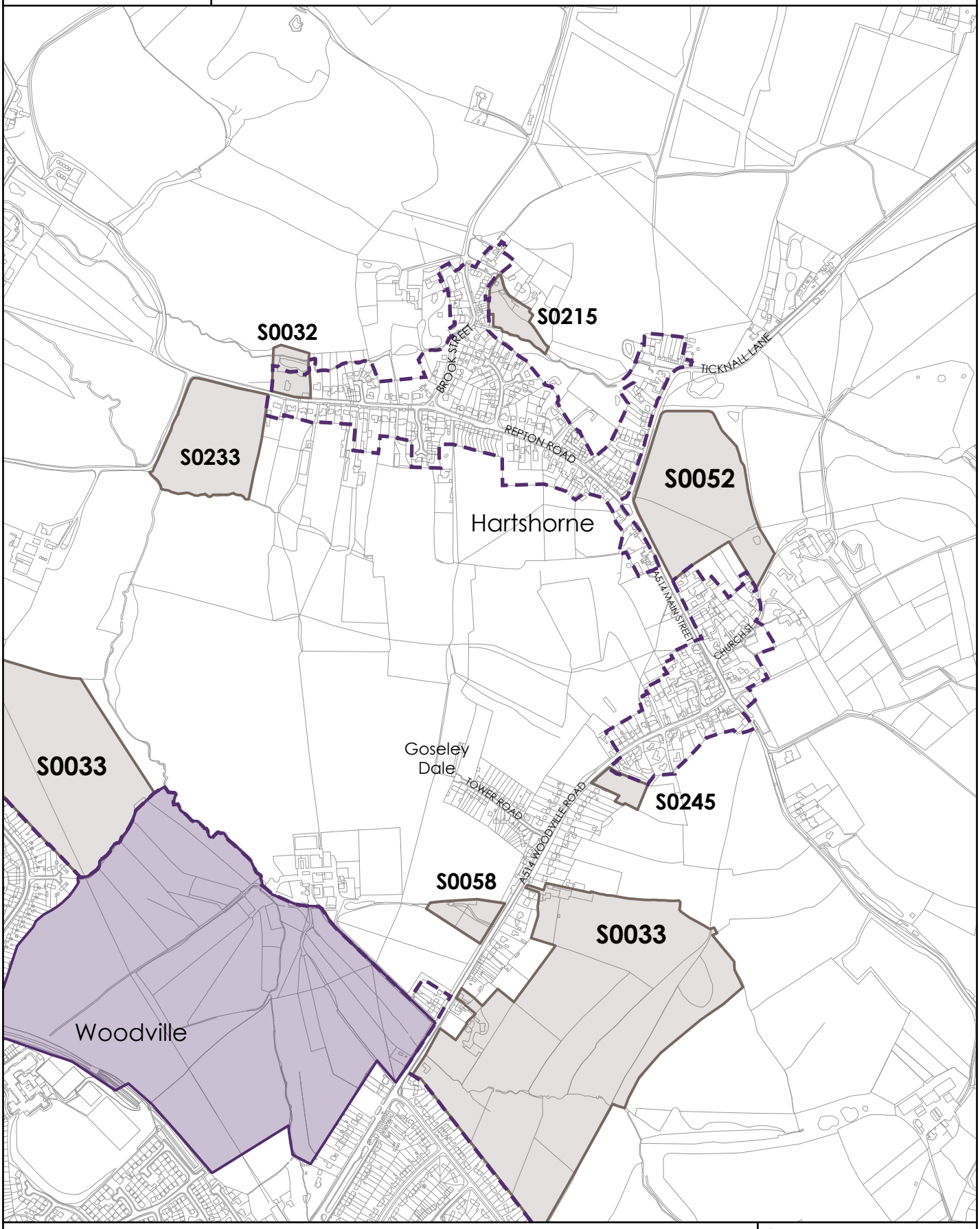
Scale: 1:5000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Hartshorne



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0052 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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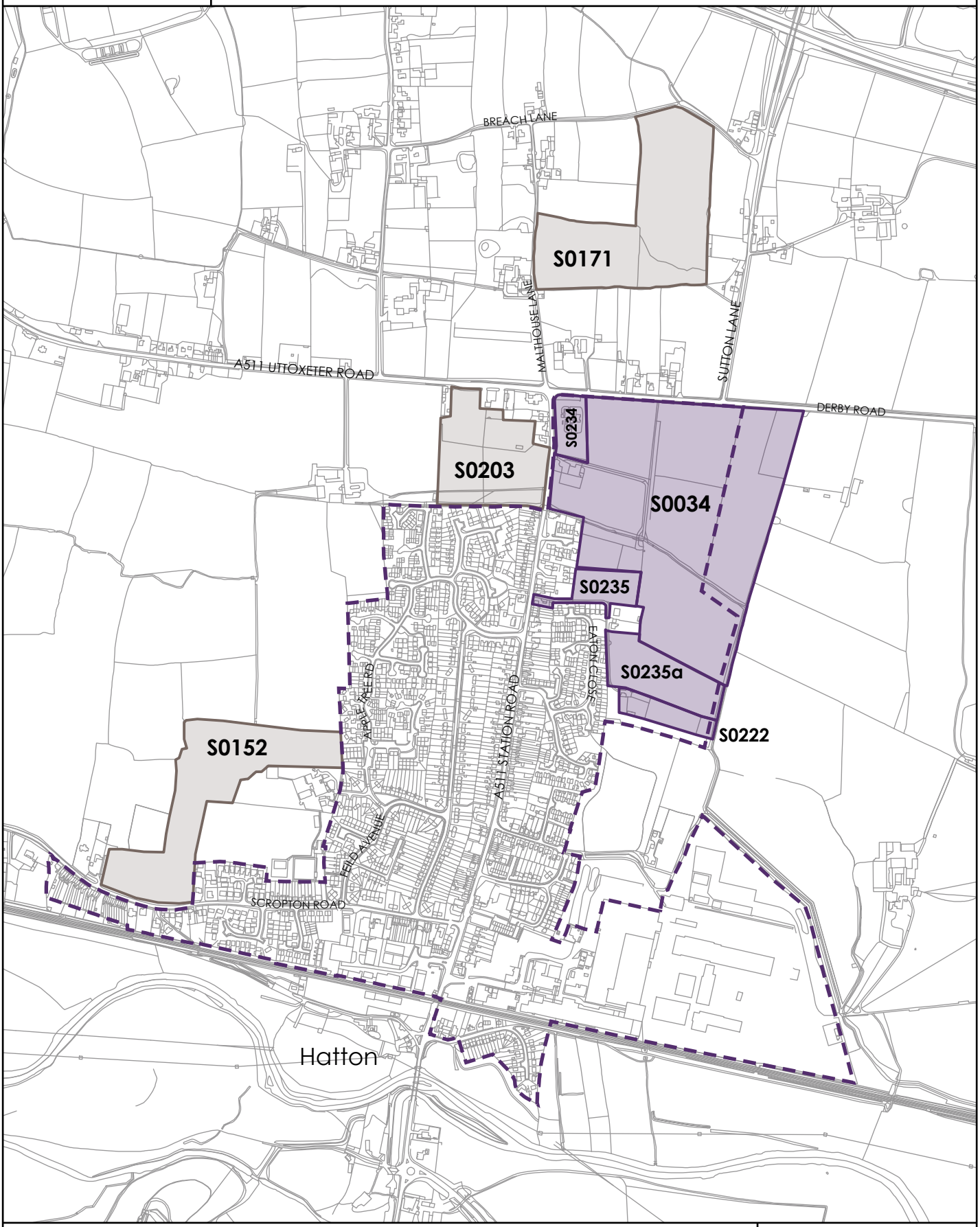
Scale: 1: 10000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Hatton



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0152 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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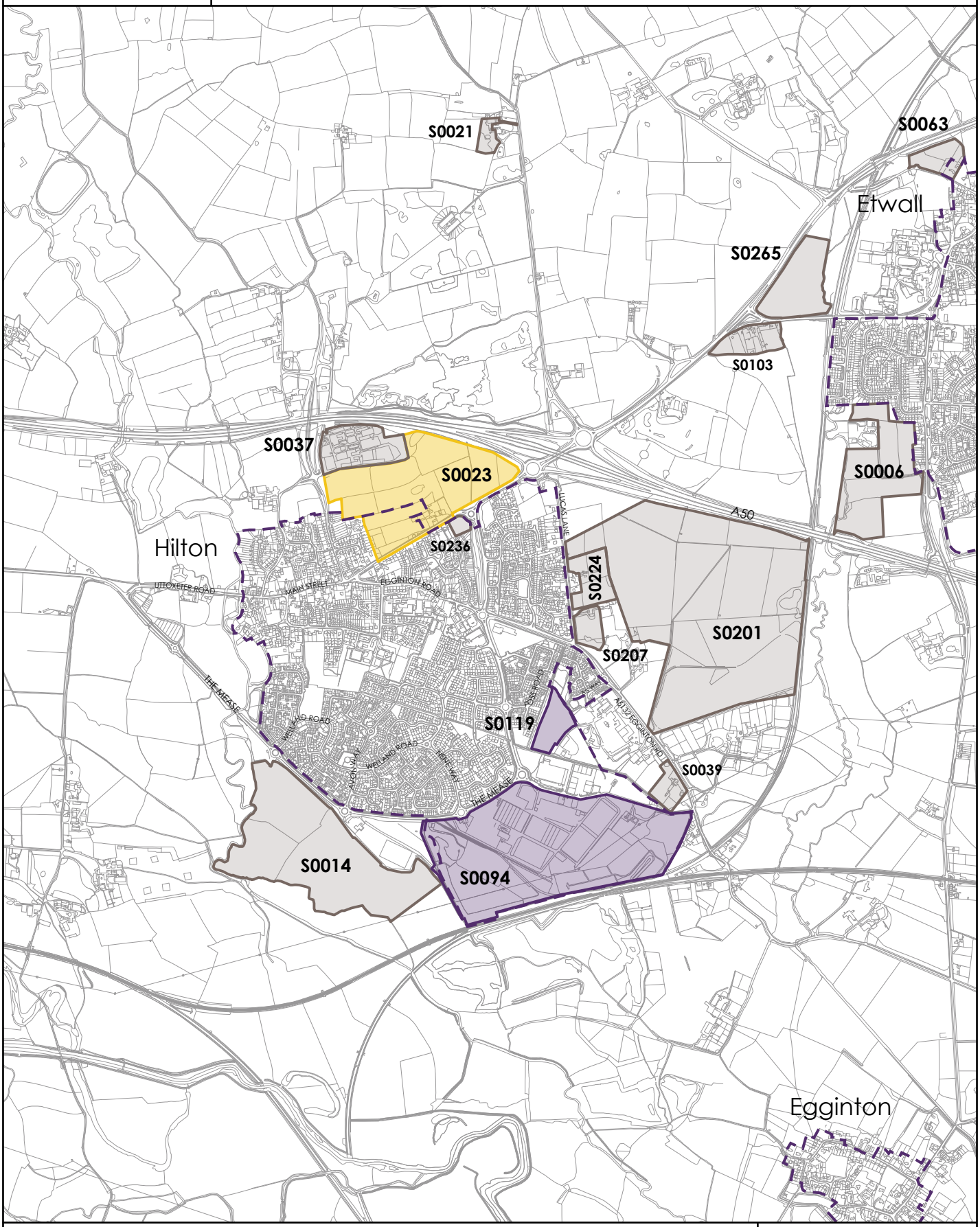
Scale: 1: 10000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Hilton



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0201 SHLAA Number (Strategic Housing Land Availability Assessment)

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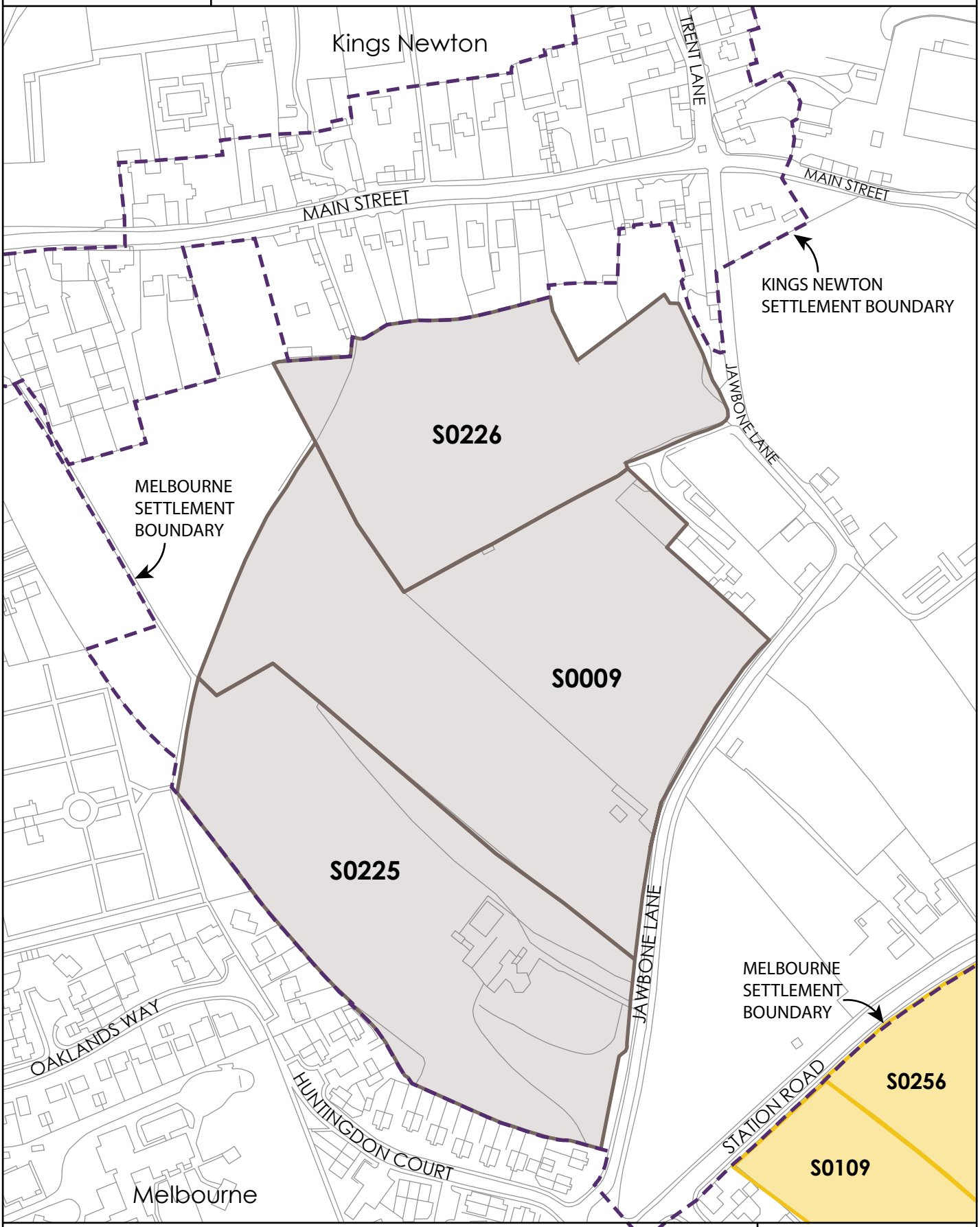
Scale: 1: 20000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Kings Newton



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0226 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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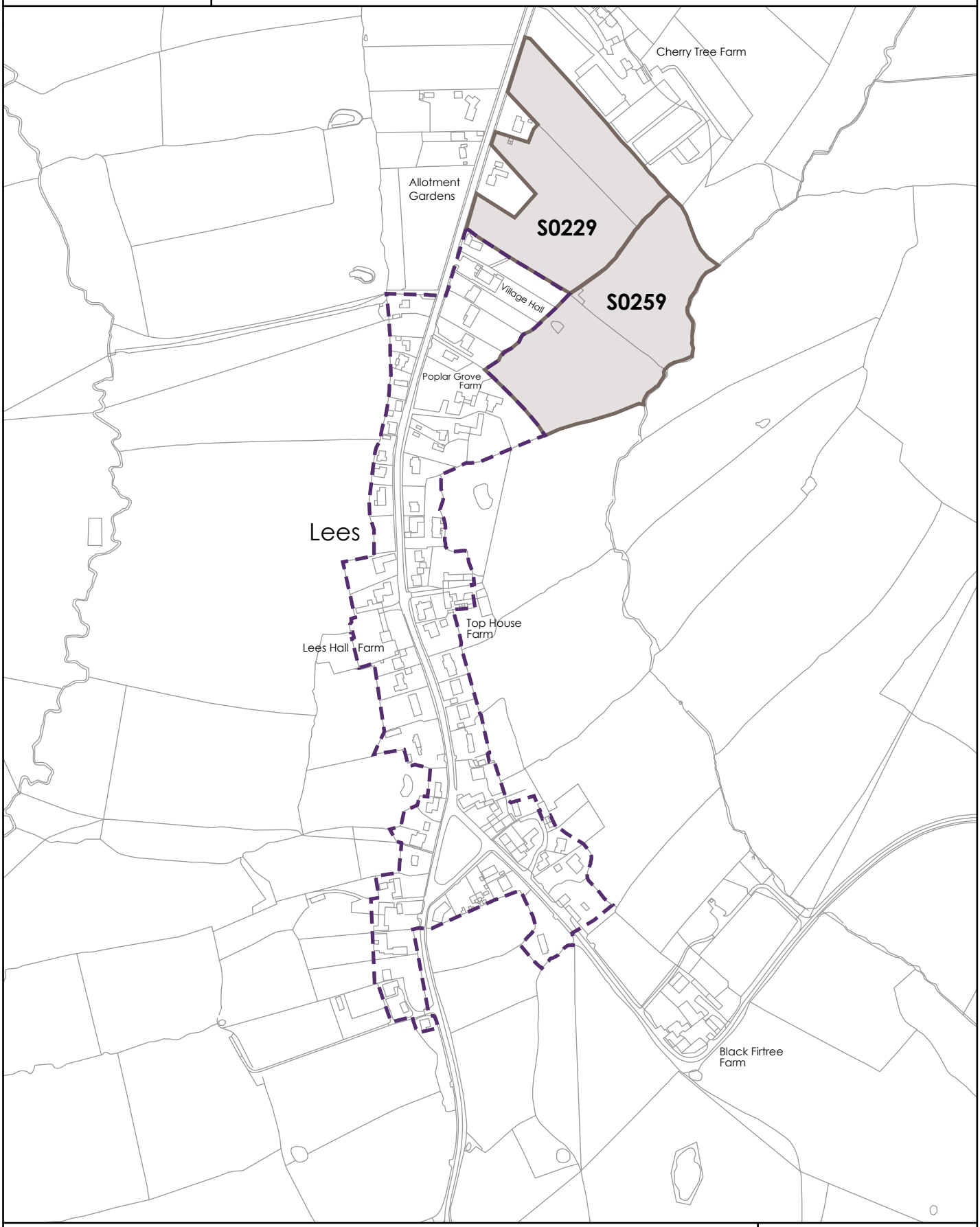
Scale: 1: 2500 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Lees



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0229 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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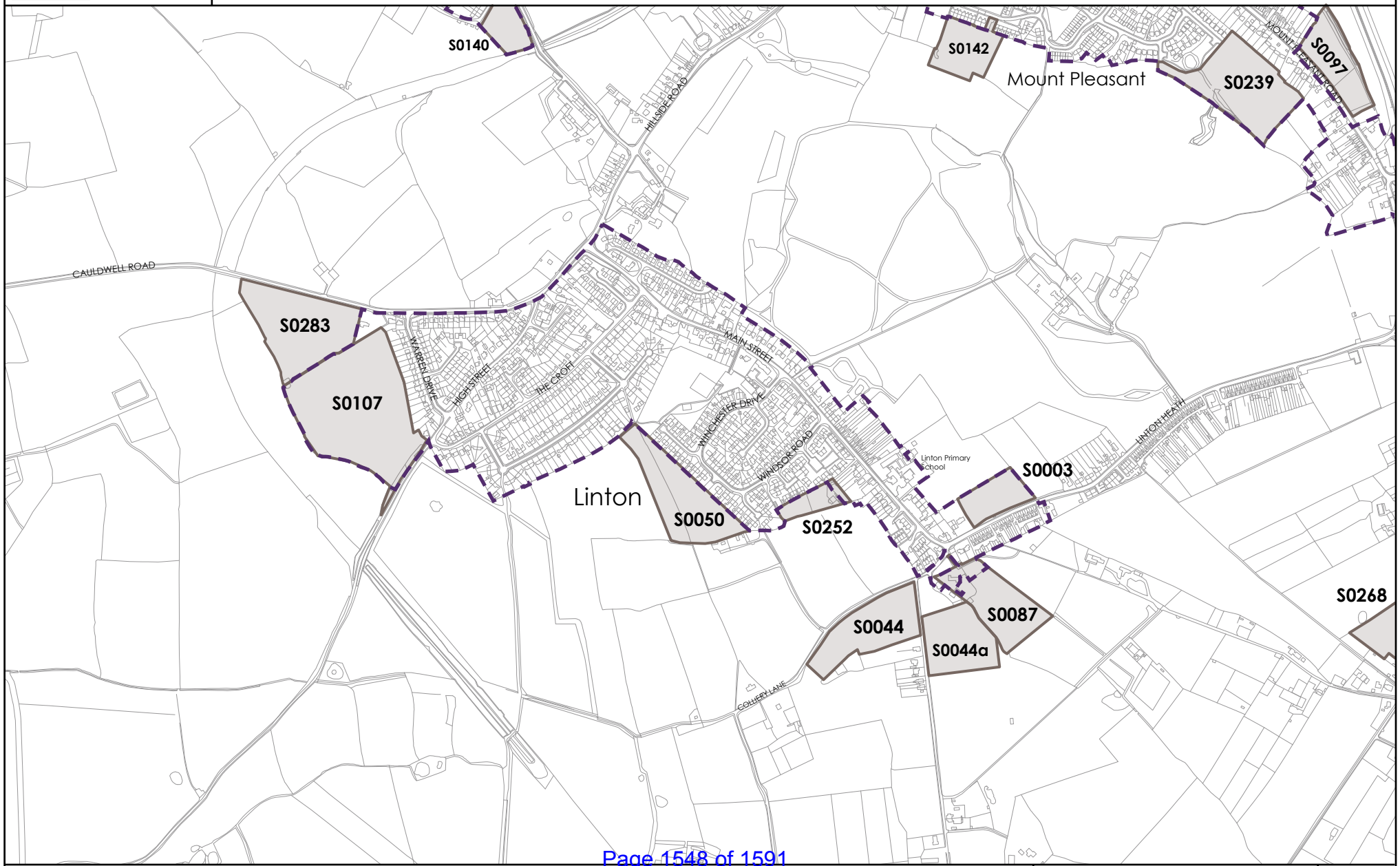
Scale: 1: 5000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Linton



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0174 SHLAA Number (Strategic Housing Land Availability Assessment)

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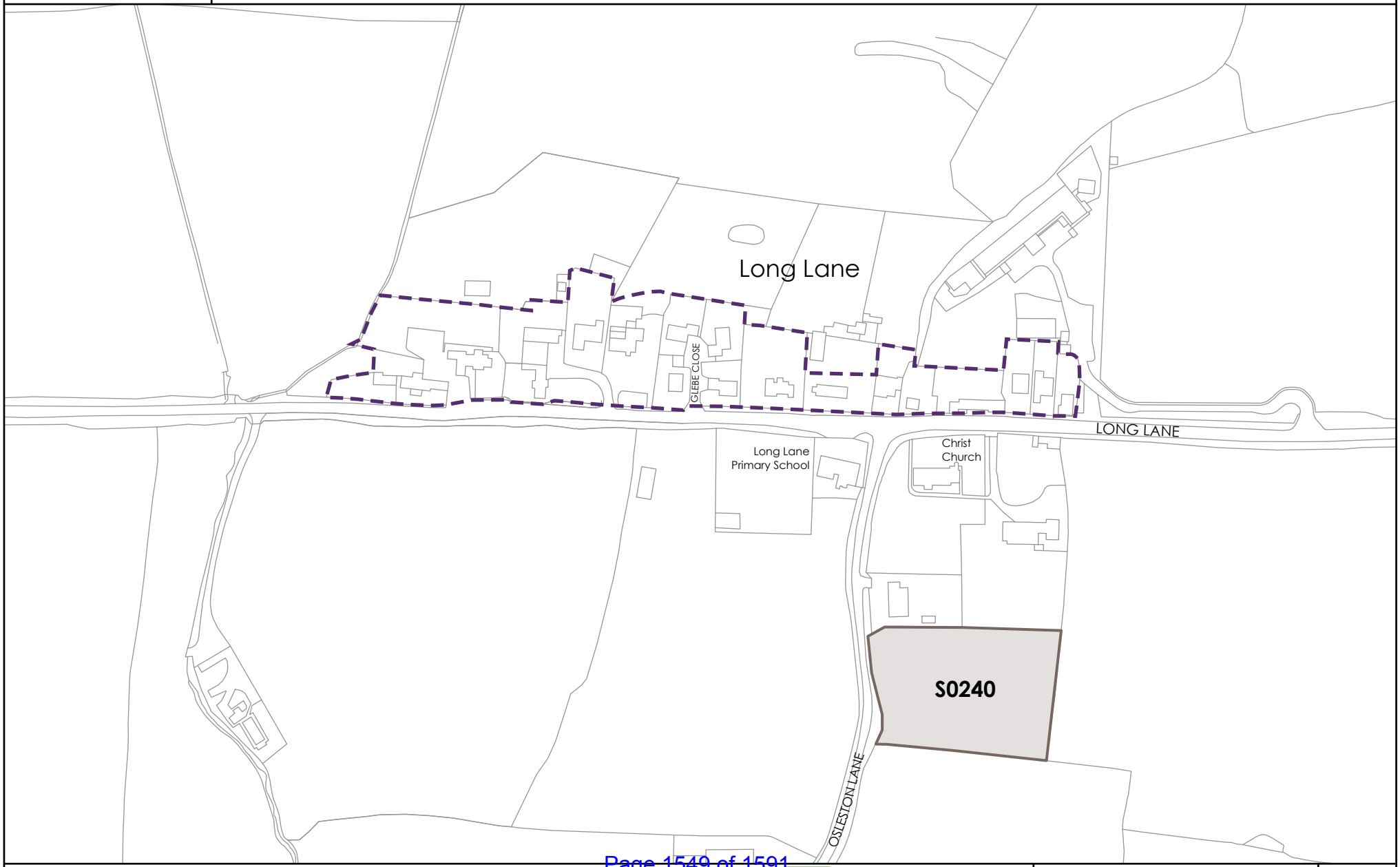
Scale: 1: 10000 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Long Lane



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0174 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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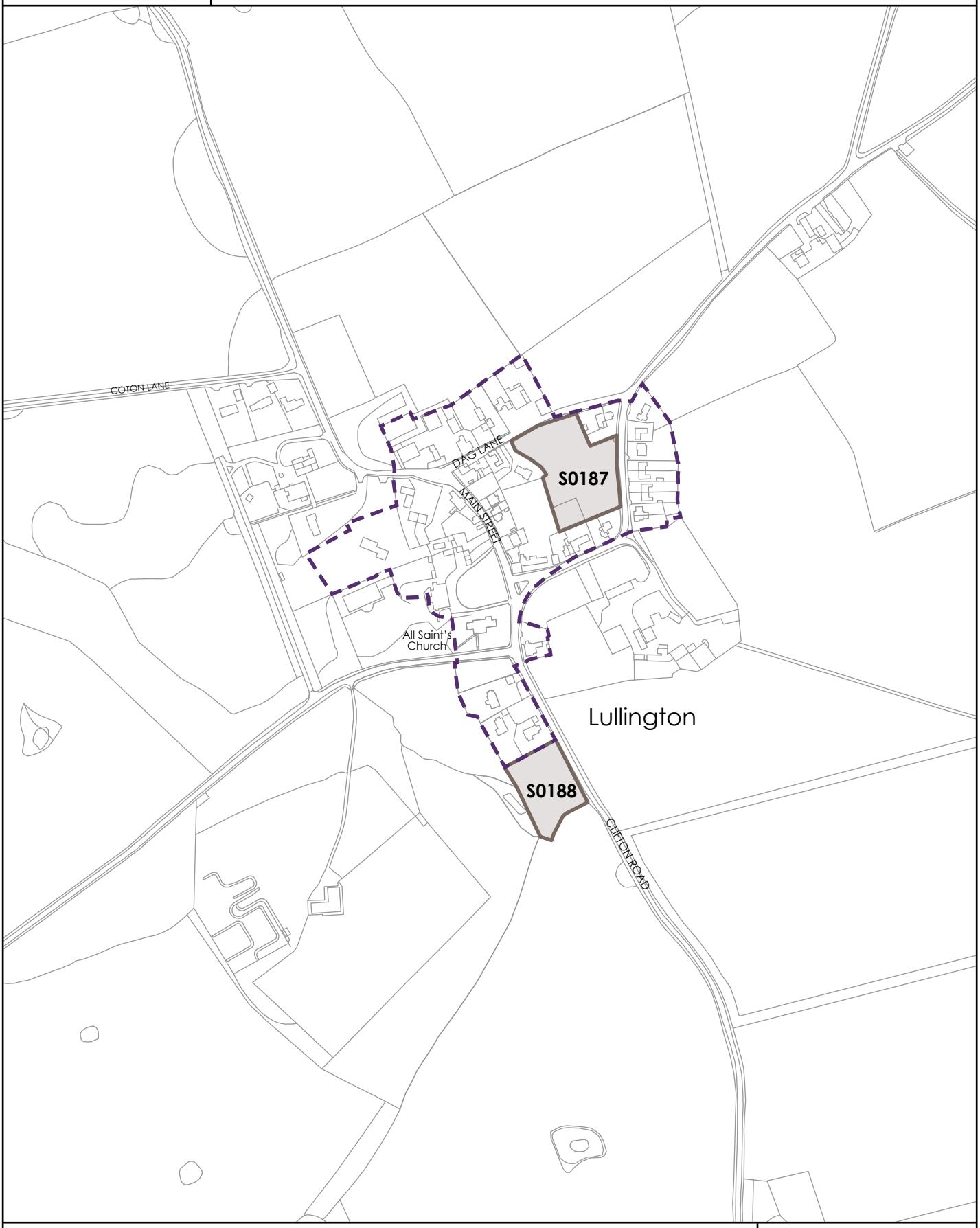
Scale: 1: 2500 at A4

NORTH

South Derbyshire District Council

Housing Site Options - Lullington



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0174 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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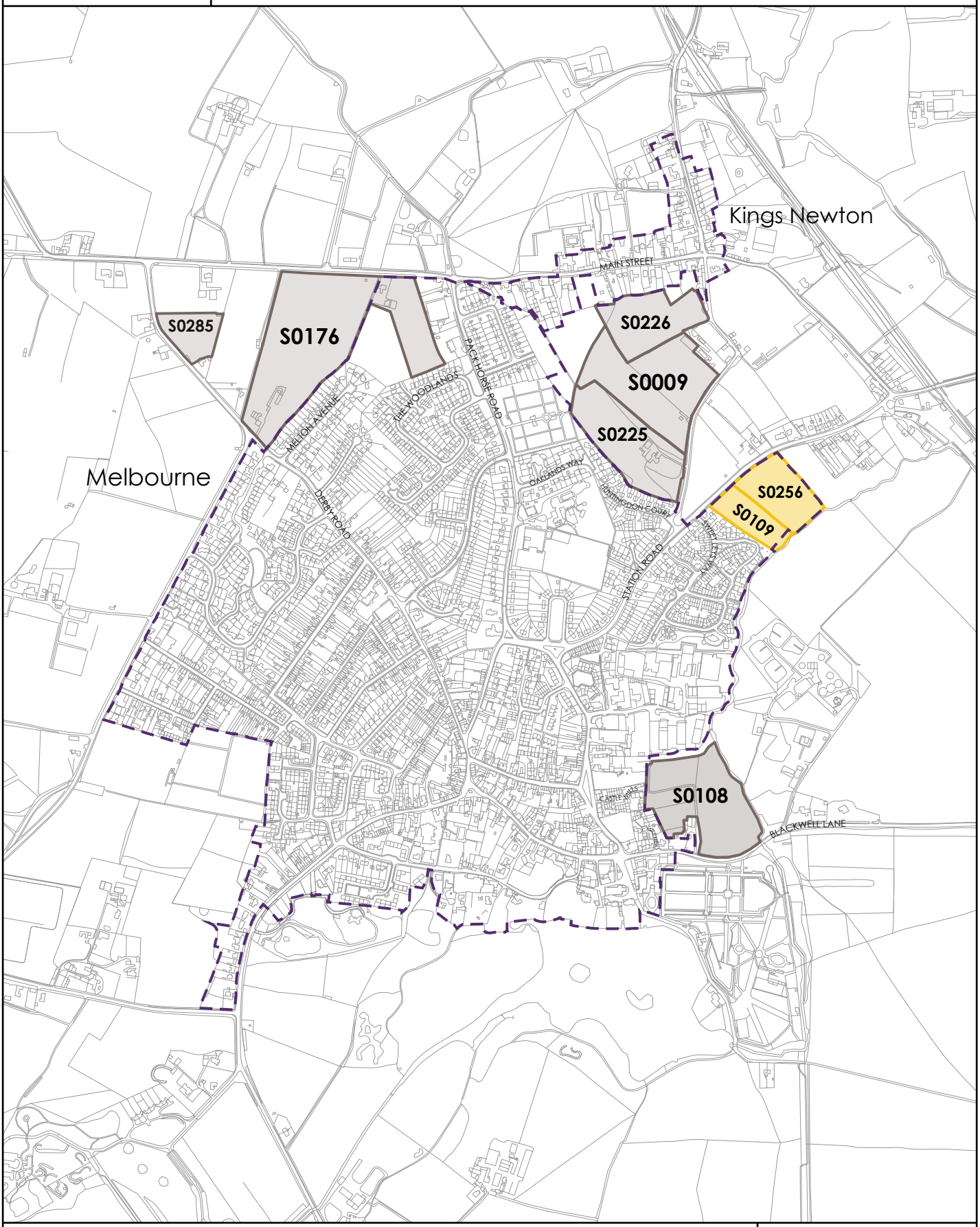
NORTH

South Derbyshire District Council

Housing Site Options - Melbourne



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0174 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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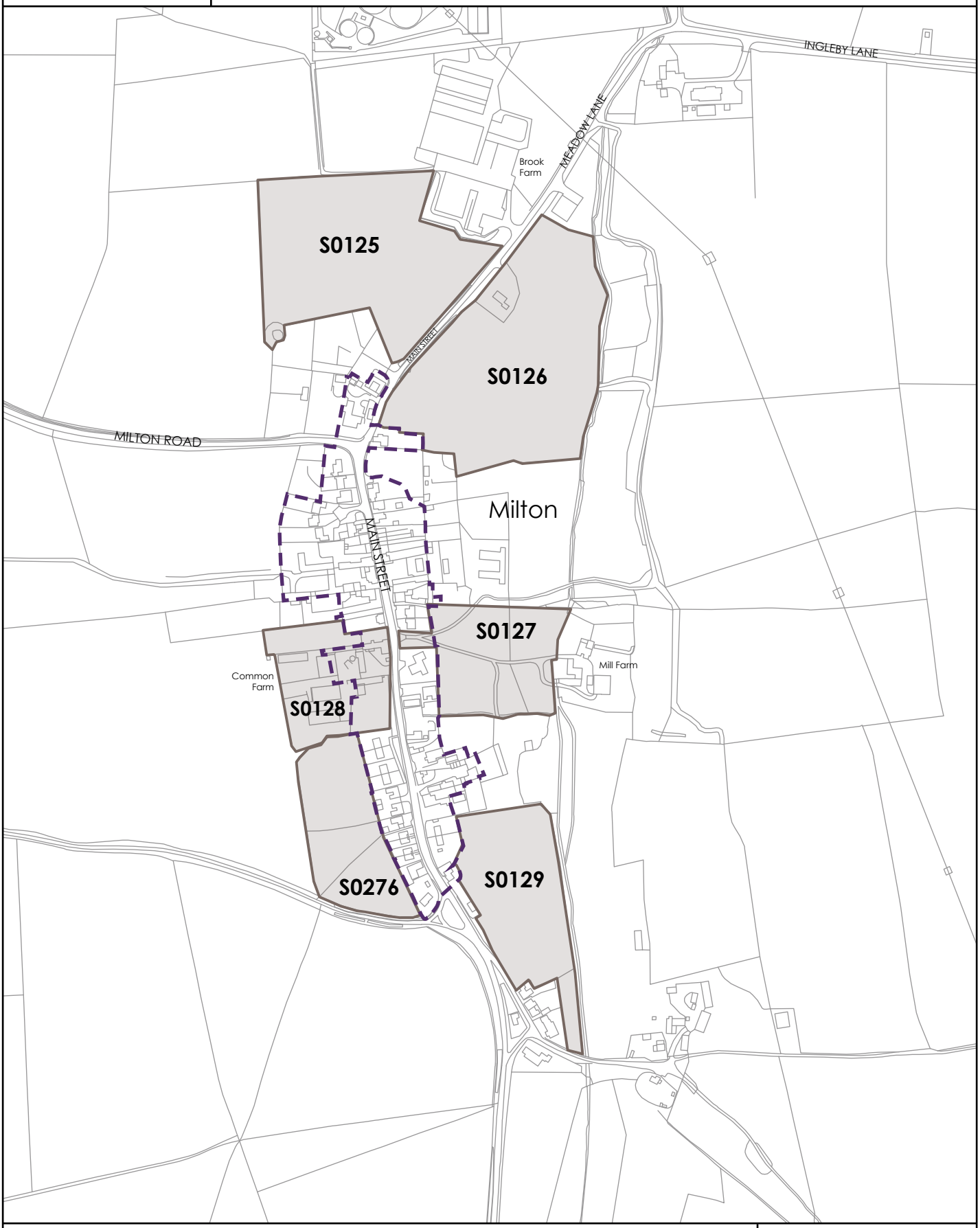
NORTH

South Derbyshire District Council

Housing Site Options - Milton



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Preferred Housing Allocations

Green Belt

S0174 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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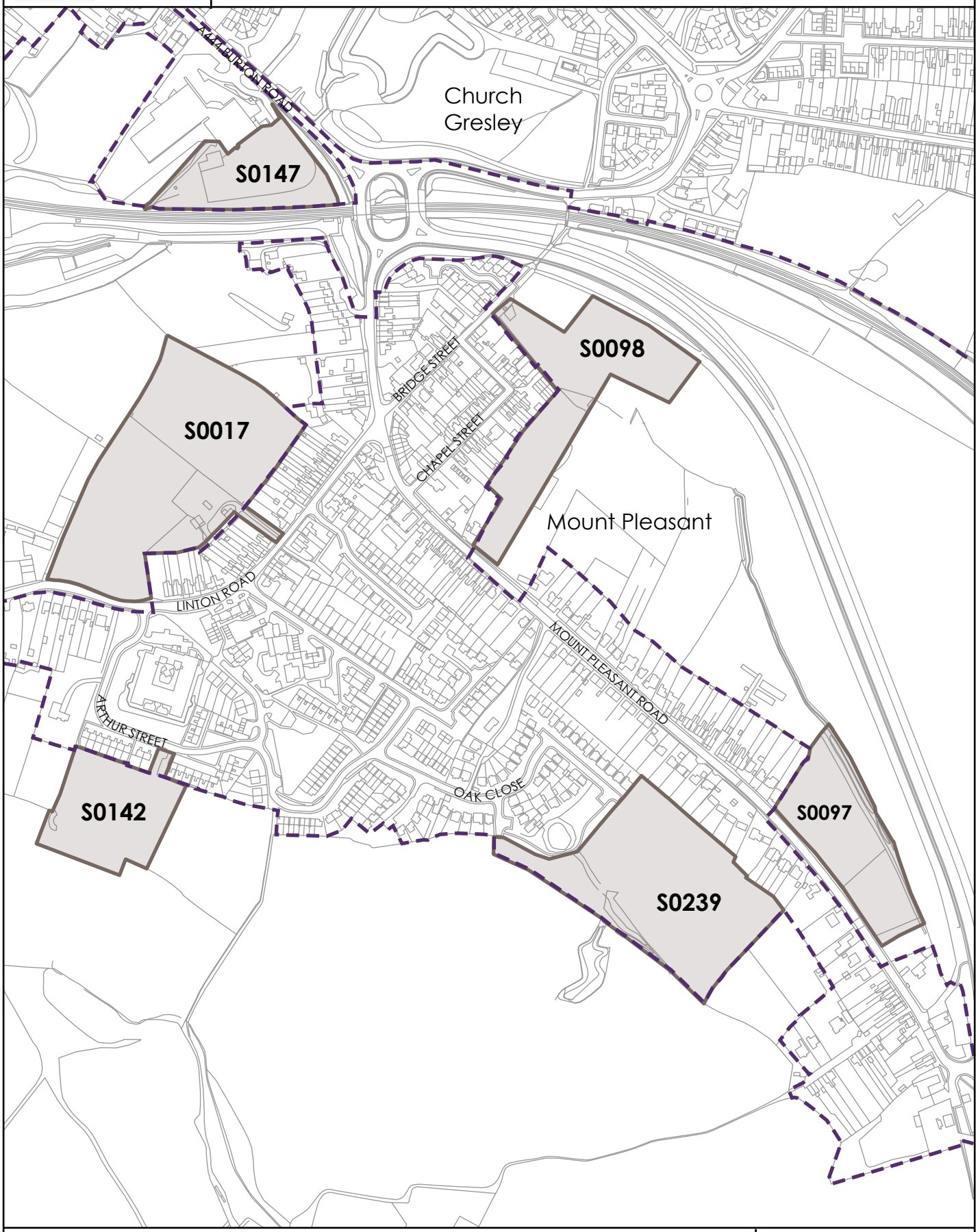
Housing Site Options - Castle Gresley (Mount Pleasant)



Proposed Settlement boundary

Not suitable Part 2 sites

Green Belt

Part 1 Housing Allocation

Part 2 Housing Allocation

S0239 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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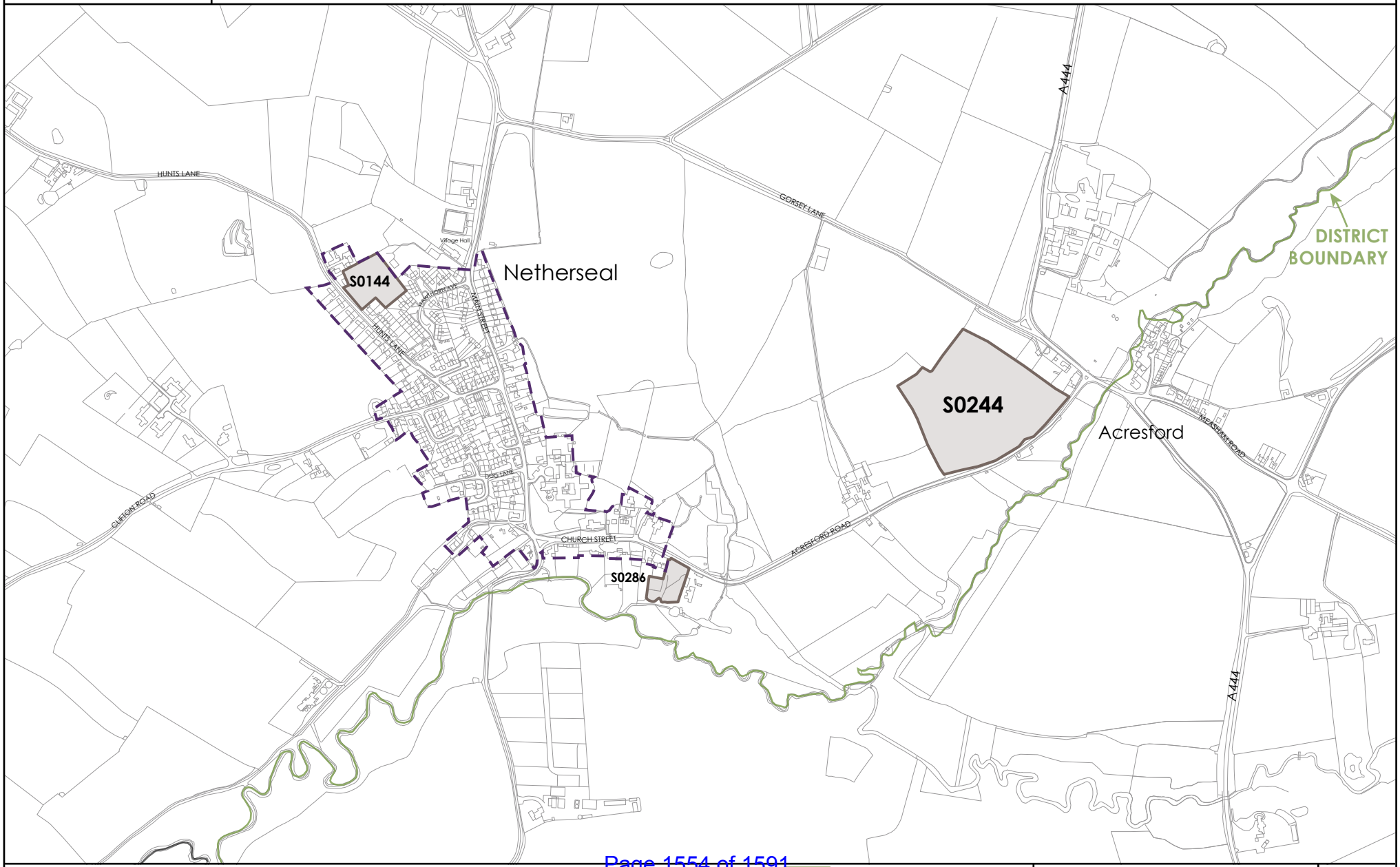
Housing Site Options - Netherseal and Acresford



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0174 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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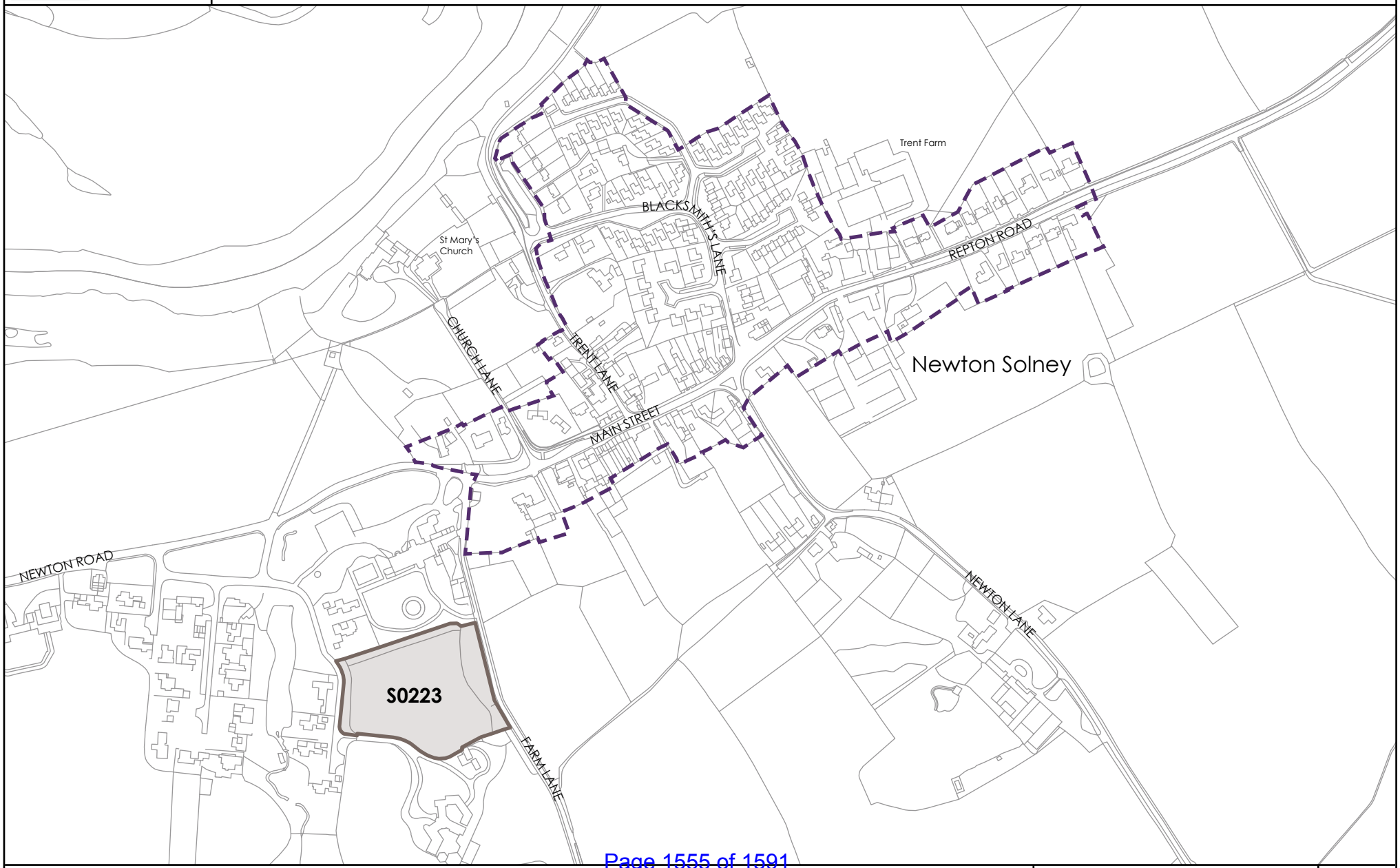
Housing Site Options - Newton Solney



Proposed Settlement boundary

Not suitable Part 2 sites

Green Belt

Part 1 Housing Allocation

Part 2 Housing Allocation

S0174 SHLAA Number (Strategic Housing Land Availability Assessment)

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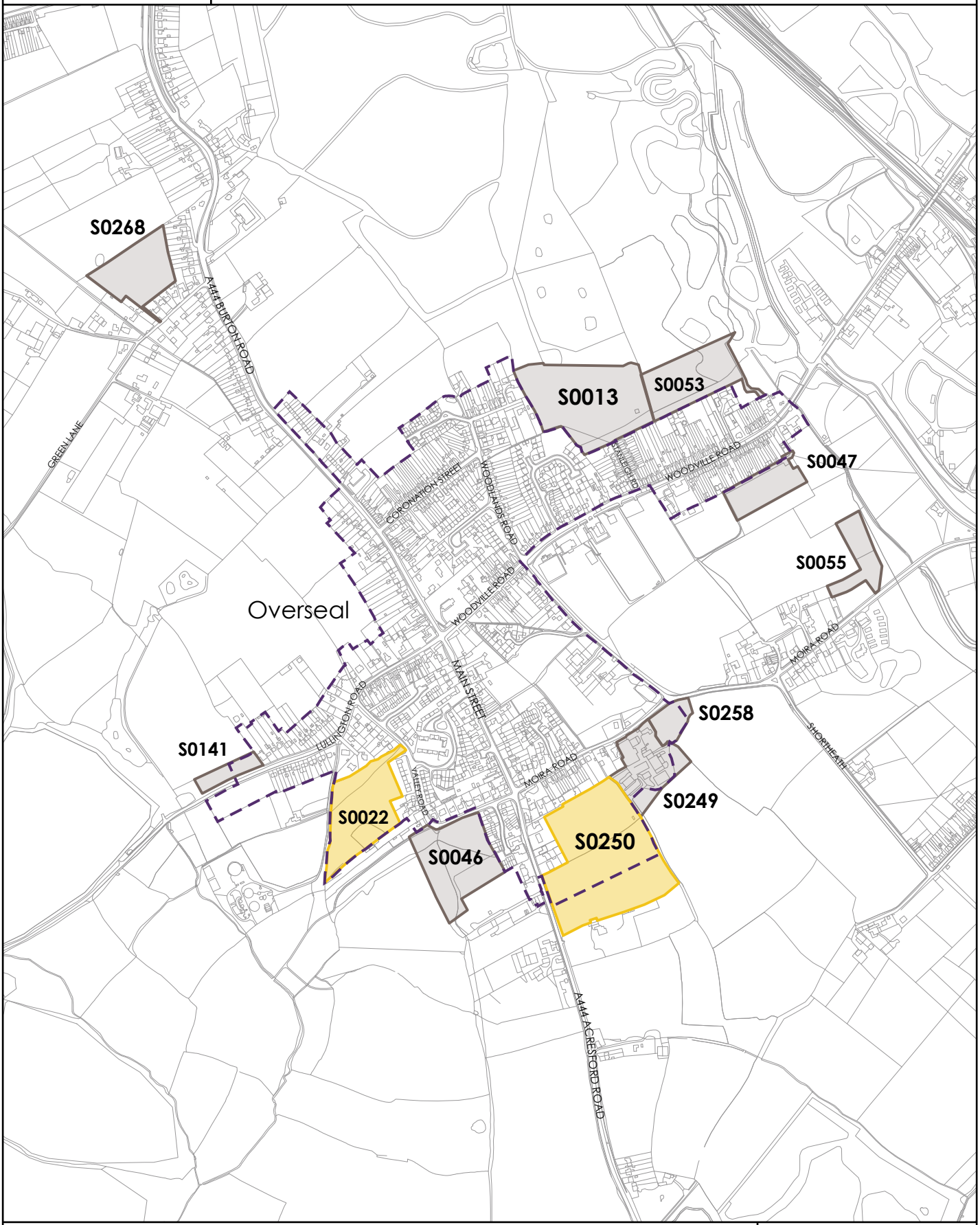
Housing Site Options - Overseal



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0174 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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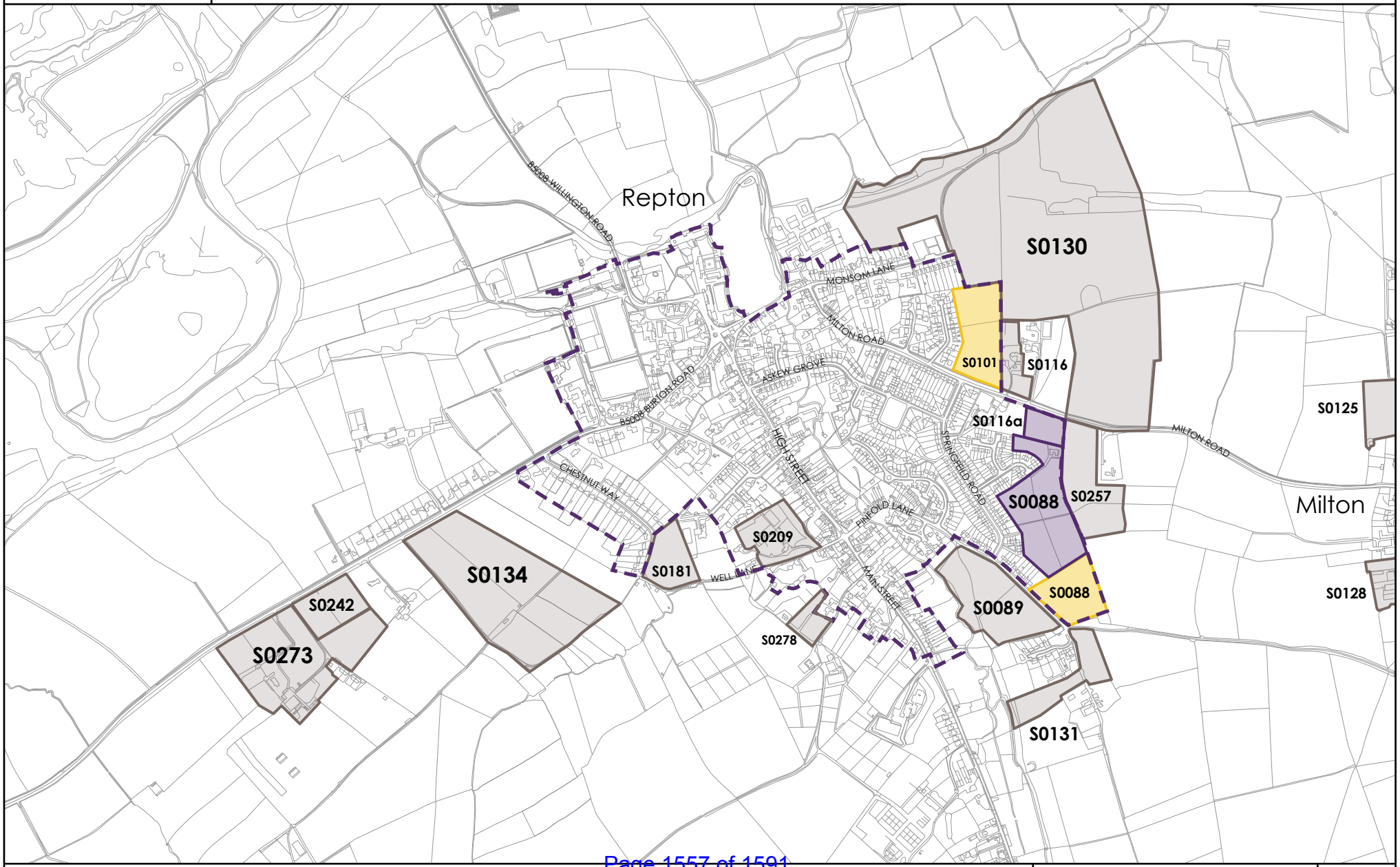
Housing Site Options - Repton



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0174 SHLAA Number (Strategic Housing Land Availability Assessment)

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NORTH

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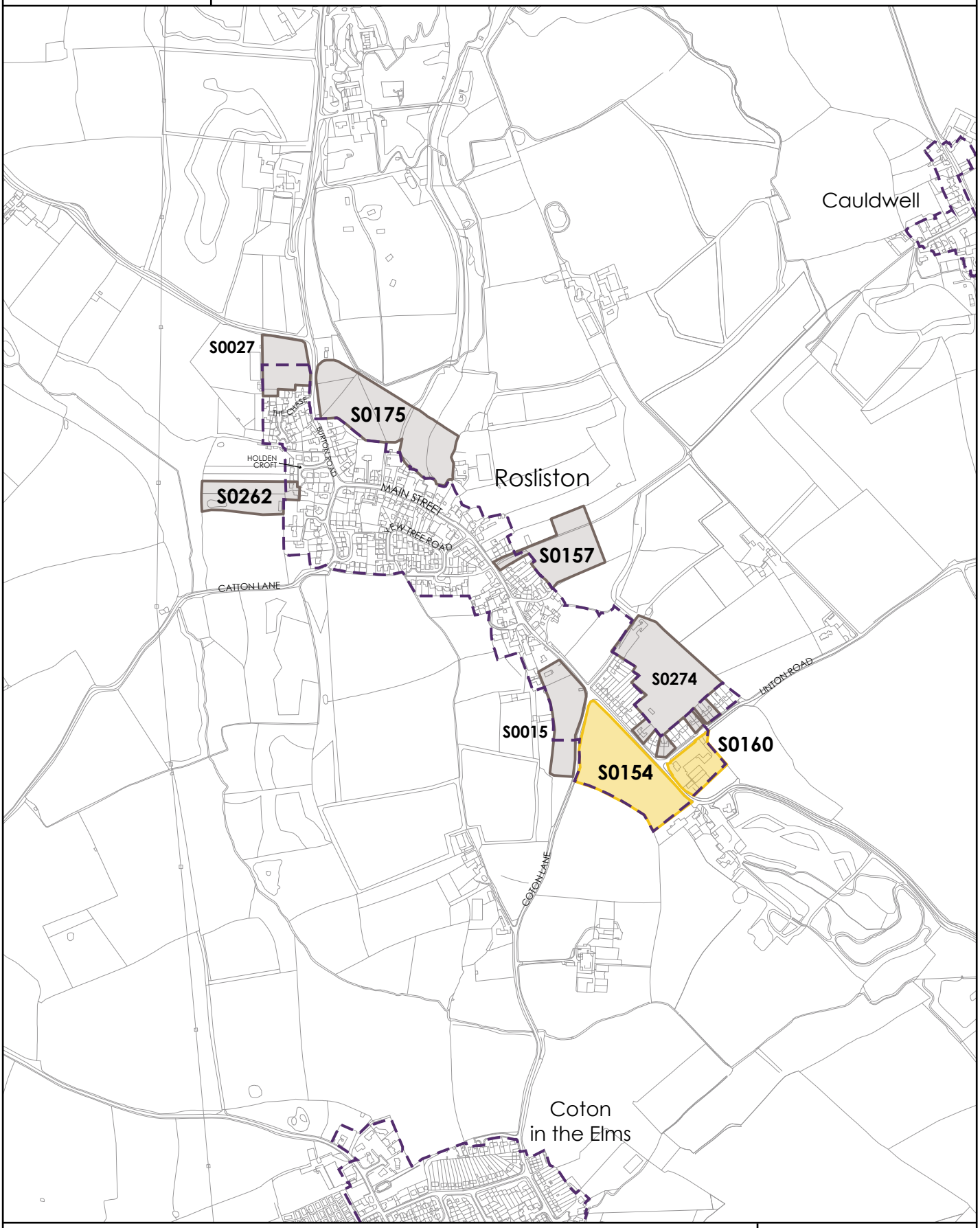
Housing Site Options - Rosliston



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0174 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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Scale: 1: 10000 at A4

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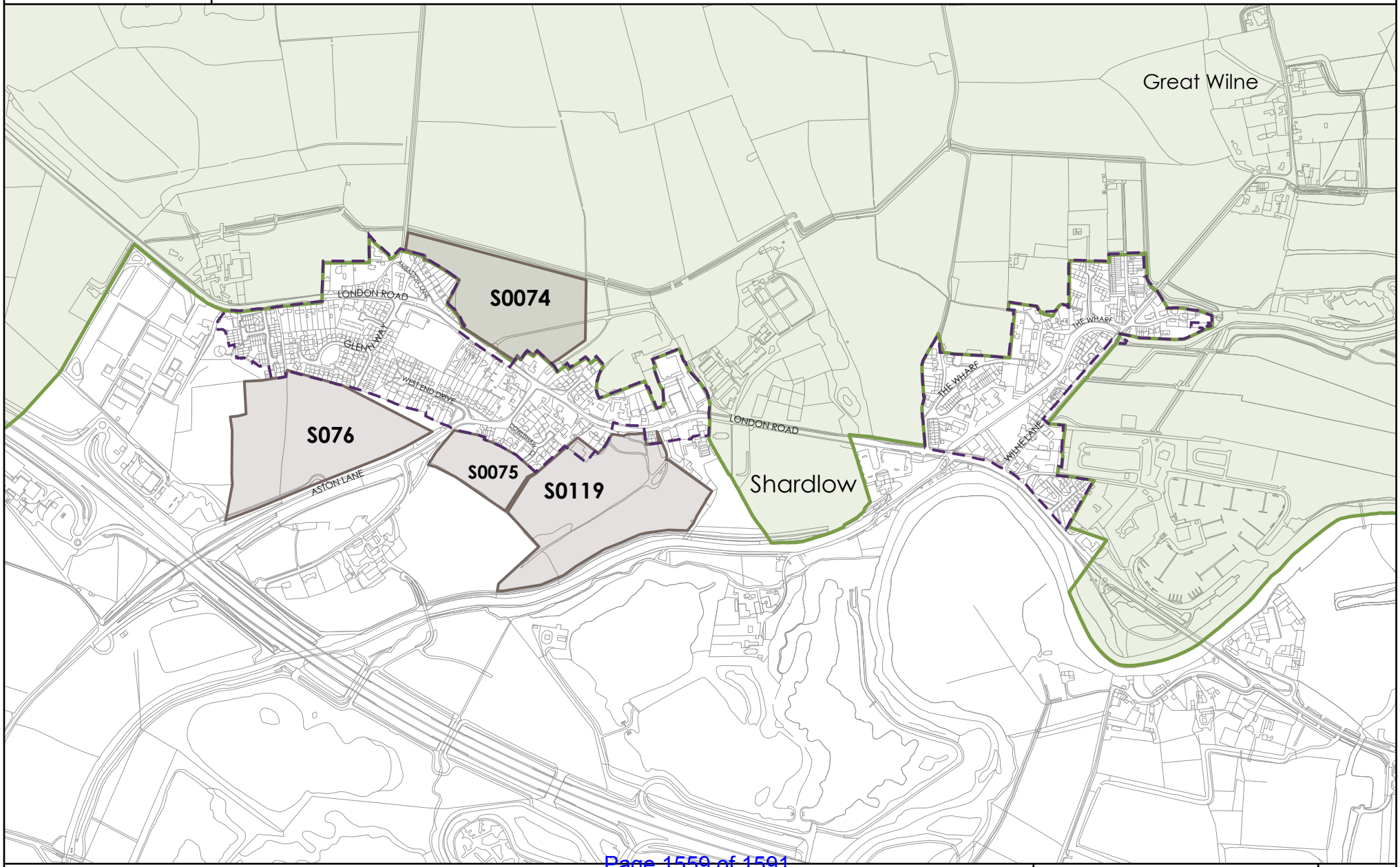
Housing Site Options - Shardlow



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0119 SHLAA Number (Strategic Housing Land Availability Assessment)

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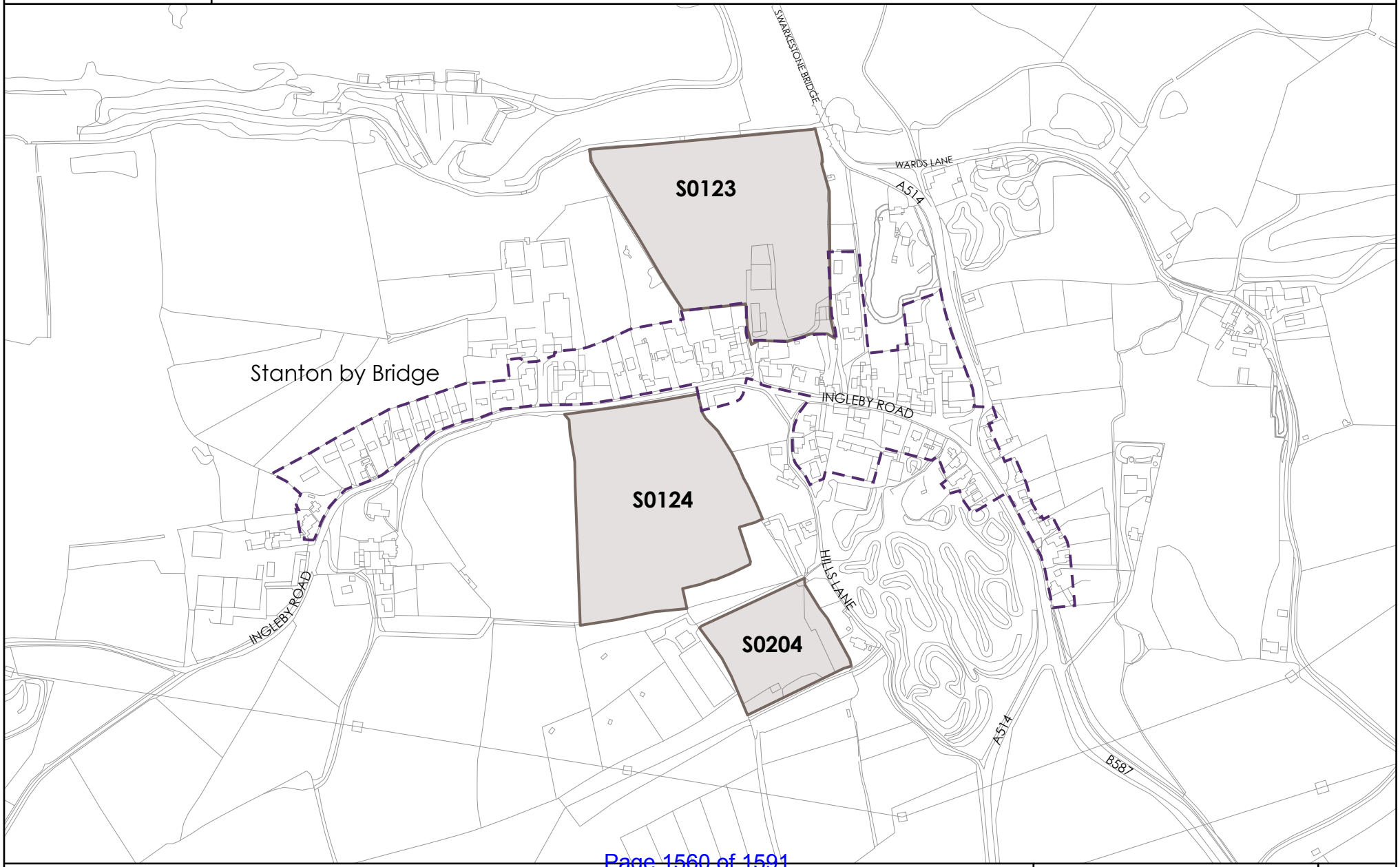
Housing Site Options - Stanton by Bridge



Proposed Settlement boundary

Not suitable Part 2 sites

Green Belt

Part 1 Housing Allocation

Part 2 Housing Allocation

S0123 SHLAA Number (Strategic Housing Land Availability Assessment)

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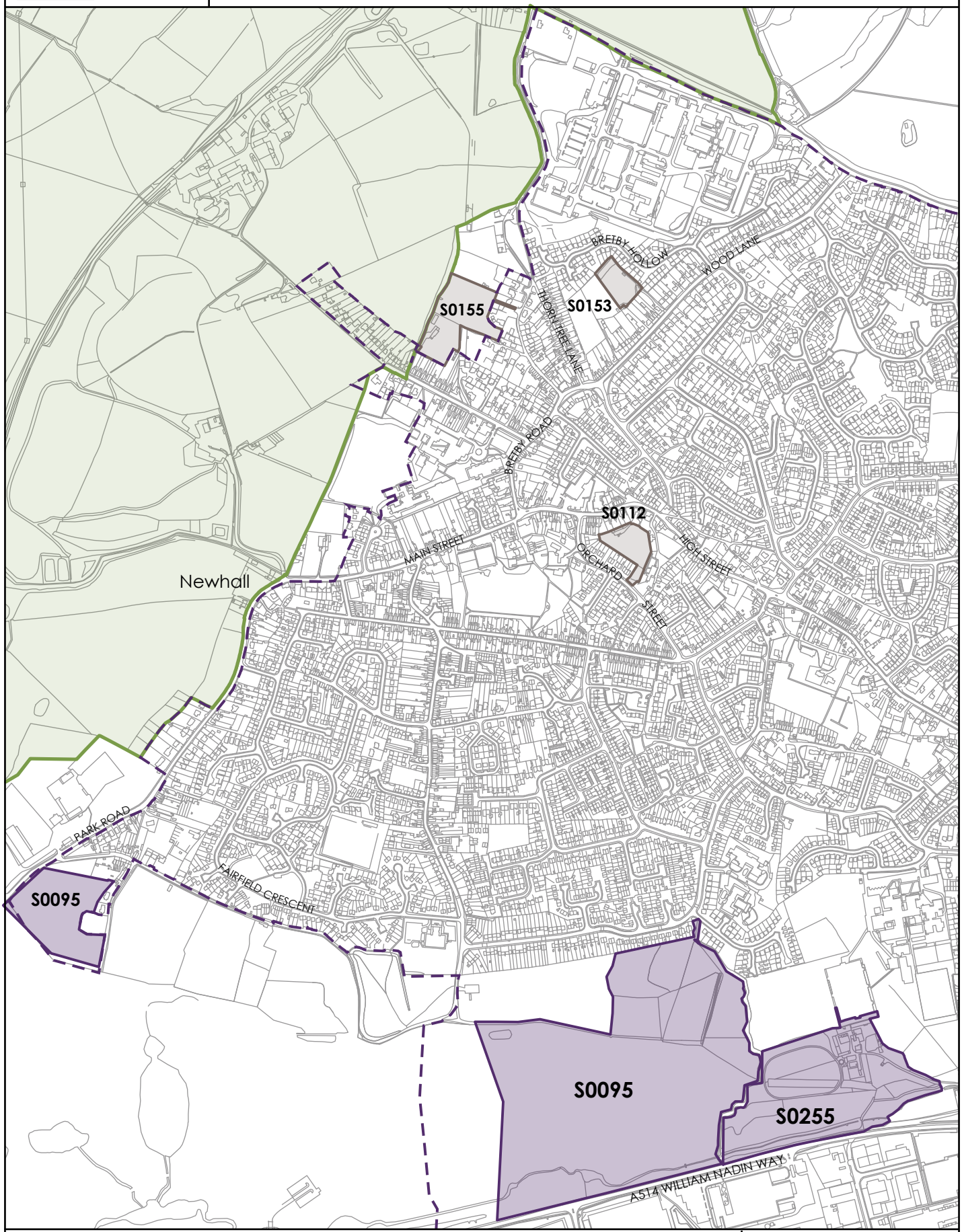
Housing Site Options - Swadlincote (1)



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable

Part 2 sites

Part 2 Housing Allocation

Green Belt

S0155 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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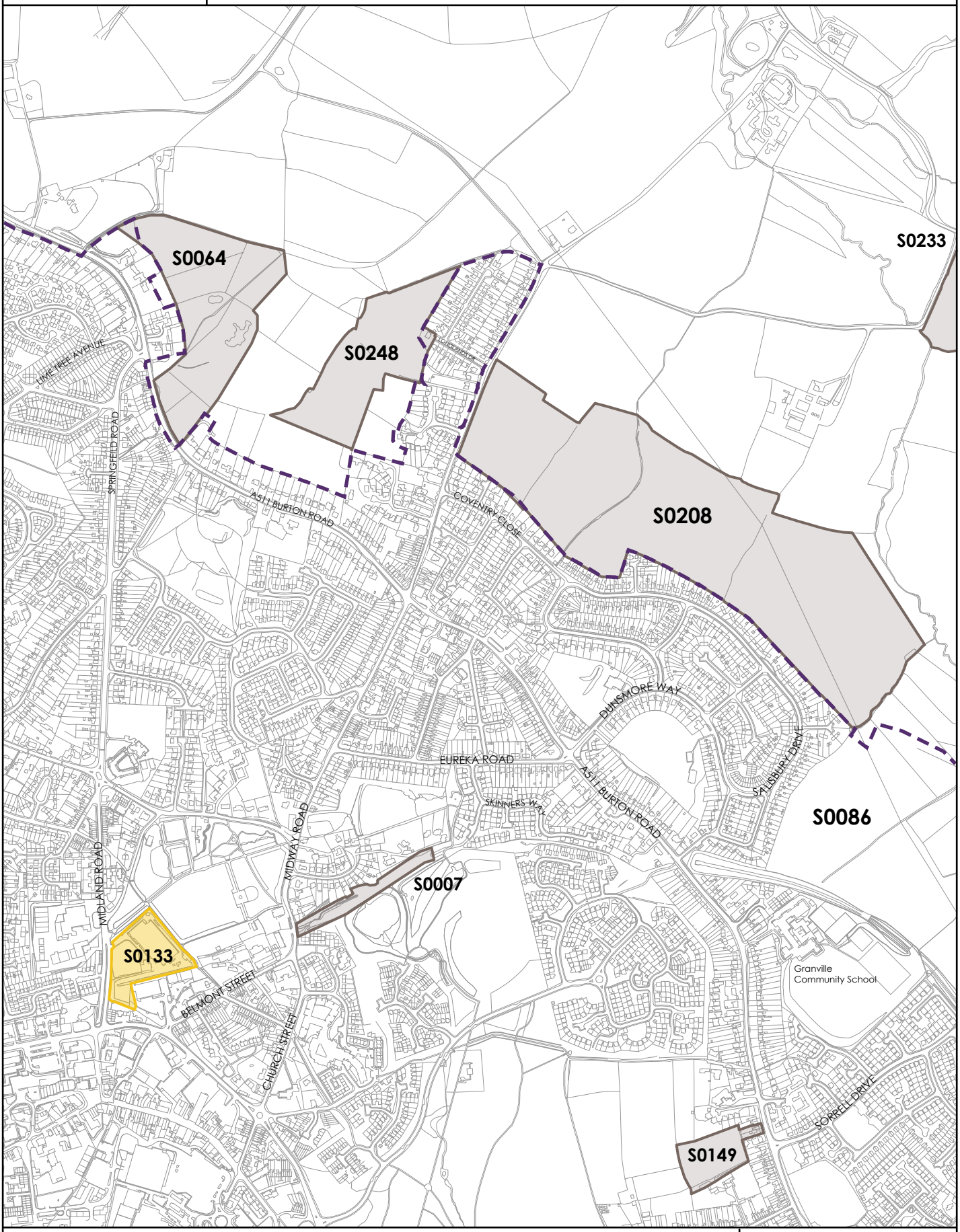
Housing Site Options - Swadlincote (2)



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable

Part 2 sites

Part 2 Housing Allocation

Green Belt

S0155 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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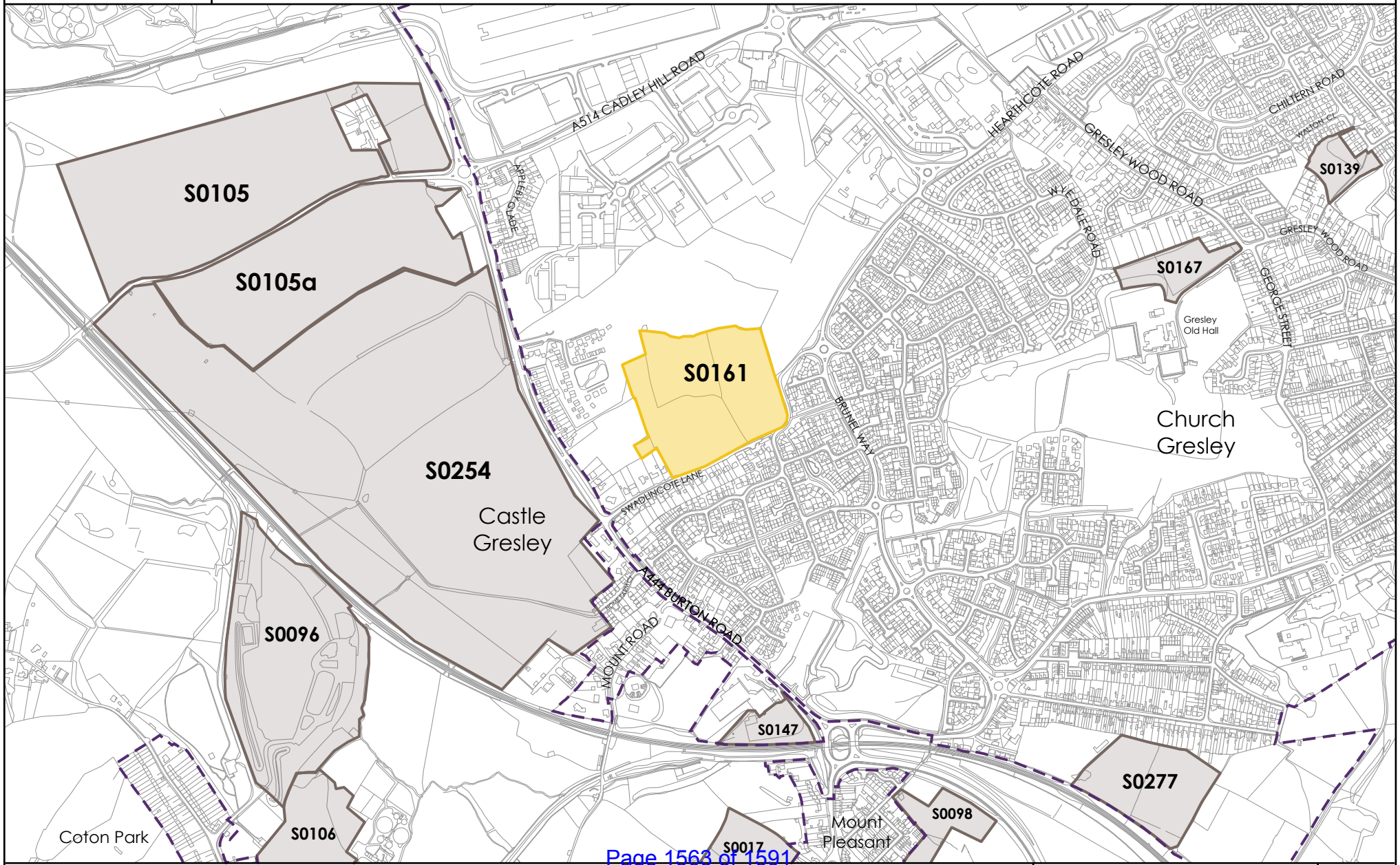
Housing Site Options - Swadlincote (5)



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0241 SHLAA Number (Strategic Housing Land Availability Assessment)

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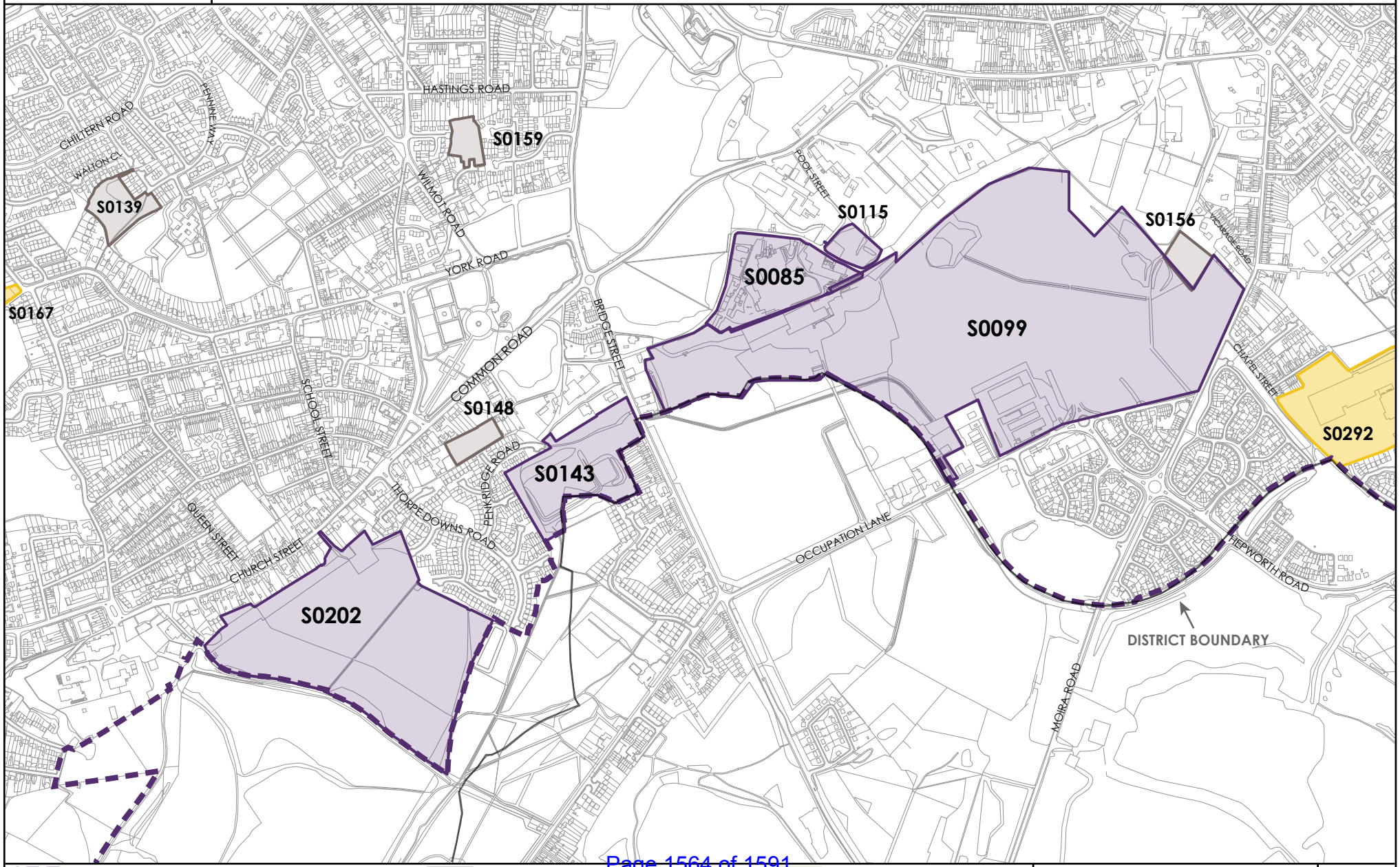
NORTH

South Derbyshire District Council

Housing Site Options - Swadlincote (4)



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0241 SHLAA Number (Strategic Housing Land Availability Assessment)

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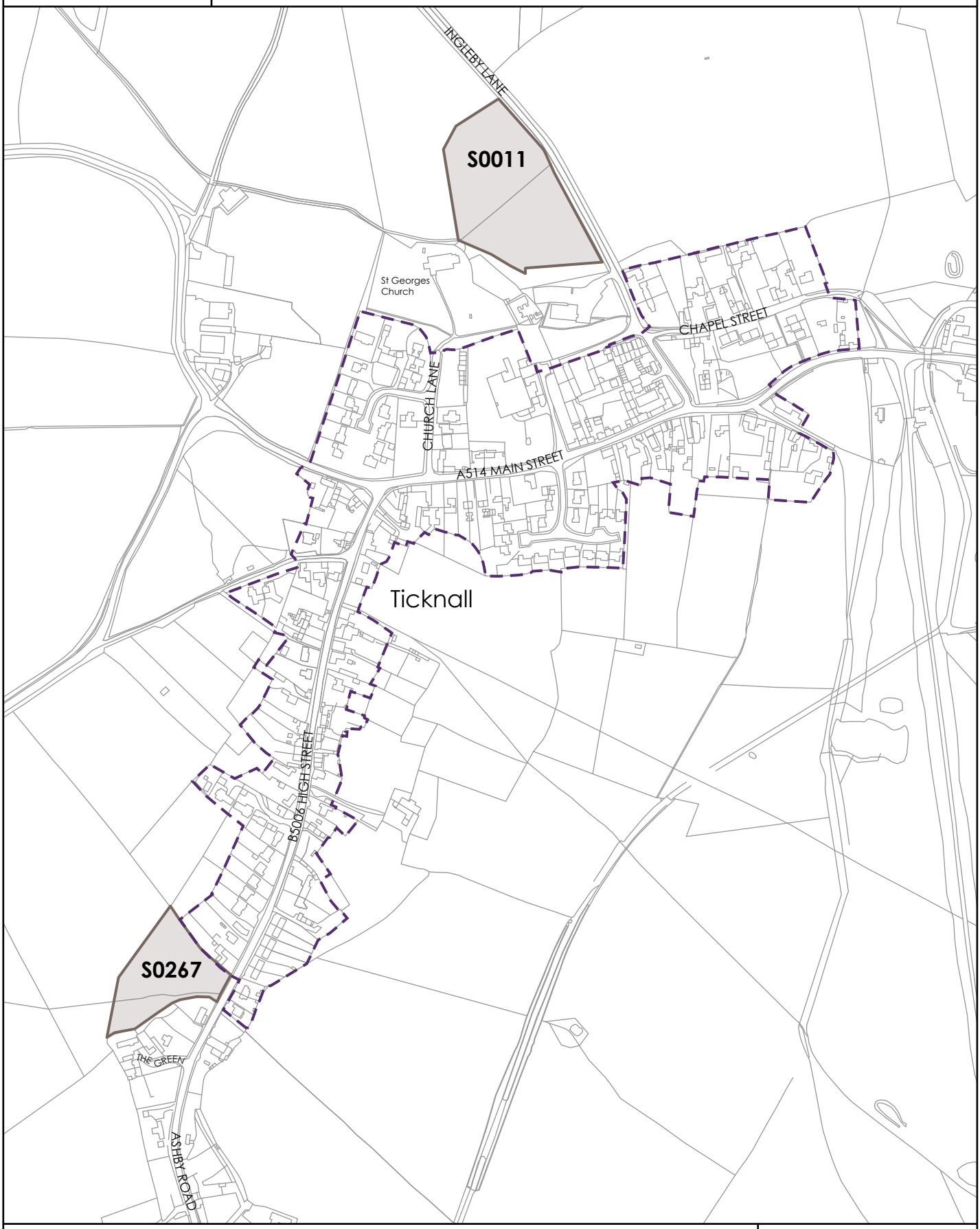
Housing Site Options - Ticknall



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0267 SHLAA Number (Strategic Housing Land Availabilty Assessment)

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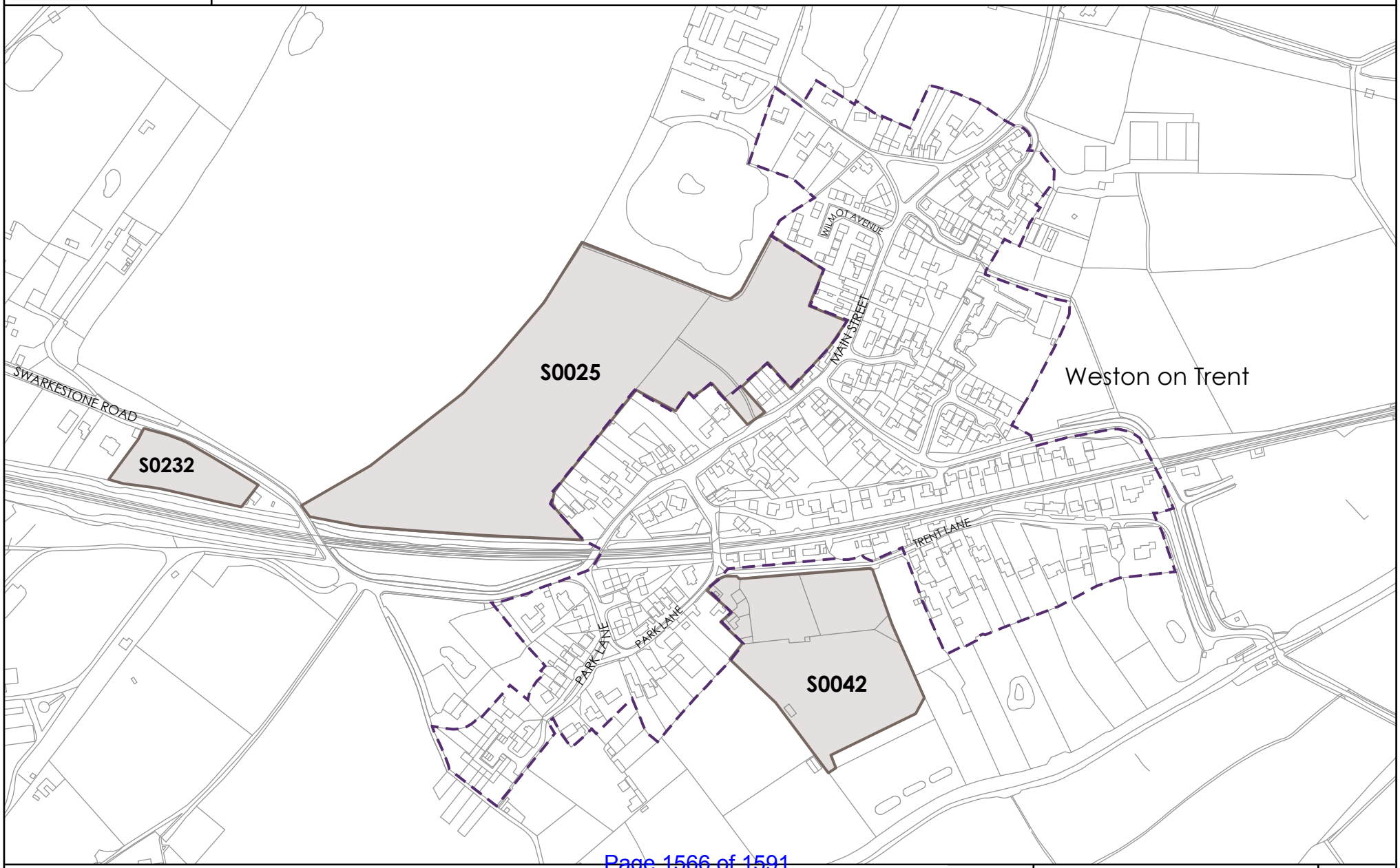
Housing Site Options - Weston on Trent



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0025 SHLAA Number (Strategic Housing Land Availability Assessment)

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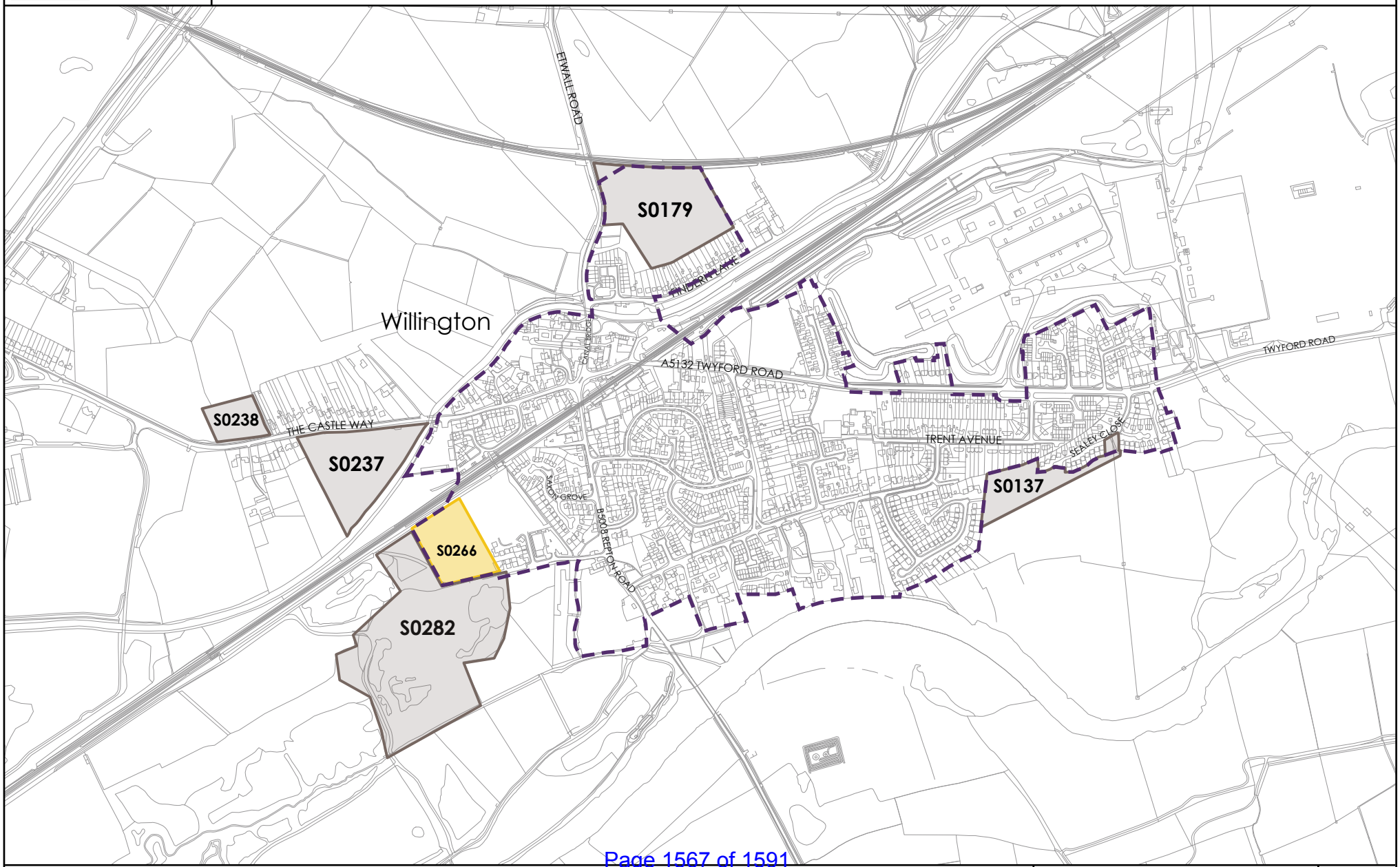
Housing Site Options - Willington



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0179 SHLAA Number (Strategic Housing Land Availability Assessment)

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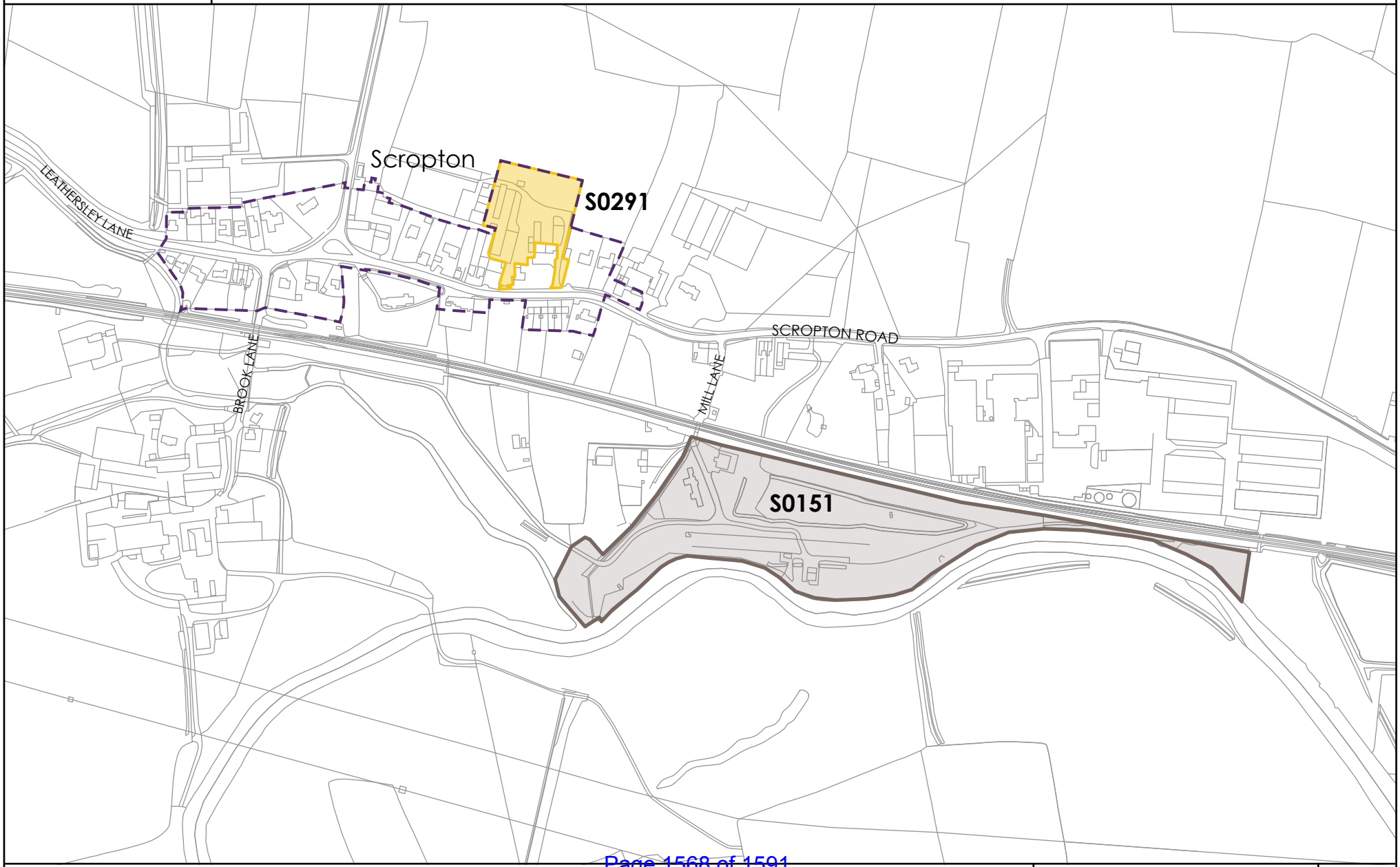
Housing Site Options - Scropton



Proposed Settlement boundary

Part 1 Housing Allocation

Not suitable Part 2 sites

Part 2 Housing Allocation

Green Belt

S0151 SHLAA Number (Strategic Housing Land Availability Assessment)

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NORTH

Appendix C

Local Green Spaces Maps

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Index of Local Green Spaces			
Settlement	**Reference**	**Location**	**Size (ha)**
Aston on Trent			
	28	Long Walk Wood	6.23
	29	Middle Wood	1.19
	30	Ponds to the rear of Aston Hall	1.2
	36	The Bowling Green	1
Etwall			
	39	South of Sutton Lane	1.9
	40	West of Main Street	0.09
	44	Chestnut Grove, Play Area	
Hatton			
	45	Field Avenue	0.05
	46	Hassall Road	0.21
Hilton			
	50	South of Egginton Road	0.06
	51	Humber Street/Welland Road	1
	52	Off Mill Lane	1.78
	53	South of Main Street	0.39
	55	Wellavon Playground, Welland Road/Avon Way	0.31
Melbourne			
	58	West of Packhorse Road	0.17
	59	North of Station Road	0.2
	60	Station Road	0.05
	62	Lothian Gardens, south of High Street	0.16
	64	South of Penn Lane	1.57
	70	Holy Well, Wards Lane	0.02
	75	Manor Oak	0.33
	77	Church Close	0.02
	79	Intake	2.69
	85	Queensway	0.07
	89	Lothian Gardens, old tennis courts	0.06
Overseal			
	92	Daisy Lane	0.62
Repton			
	93	East of High Street and south of Askew Grove	1.15
	95	Land at The Crescent	0.31
	98	Land off Pinfold Lane	0.14
Shardlow			
	99	South of London Road	0.25
	101	The Wharf	0.13
	104	Millfield	0.15
Willington			
	105	South of the Trent and Mersey Canal	0.4
	107	North of Twyford Road	1.63
	109	North of the River Trent.	3.06
	112	South of Twyford Road	0.14
Findern			
	115	The Green	0.1
	117	East of Porters Lane	0.13
Hartshorne			
	118	West of Repton Road/Main Street	0.9
	121	Land north of Kendricks Close	1.84
	124	Land at junction of Brook Street/Repton Road	0.76
Boundary			
	125	Land at junction of Manchester Lane and Heath Lane	
Netherseal			
	126	Main Street/Church Street	0.33
Rosliston			
	127	North of Yew Tree Road	0.06
Ticknall			
	130	North of Rose Lane	0.53
	131	North of Main Street	0.16
	132	North of A514, opposite Calke Abbey entrance	0.15
	133	Area opposite The Vineyard, Main Street (A514)	0.53
	135	Ingleby Lane – east	0.1
	136	Ingelby Lane – west	0.03
	137	The Green, off Ashby Road (B5006)	0.15
	139	The Vineyard, Main Street	0.12
Milton			
	155	Orchard to Common Farm	0.16

South Derbyshire District Council

Aston on Trent : Local Green Spaces

Local Green Space

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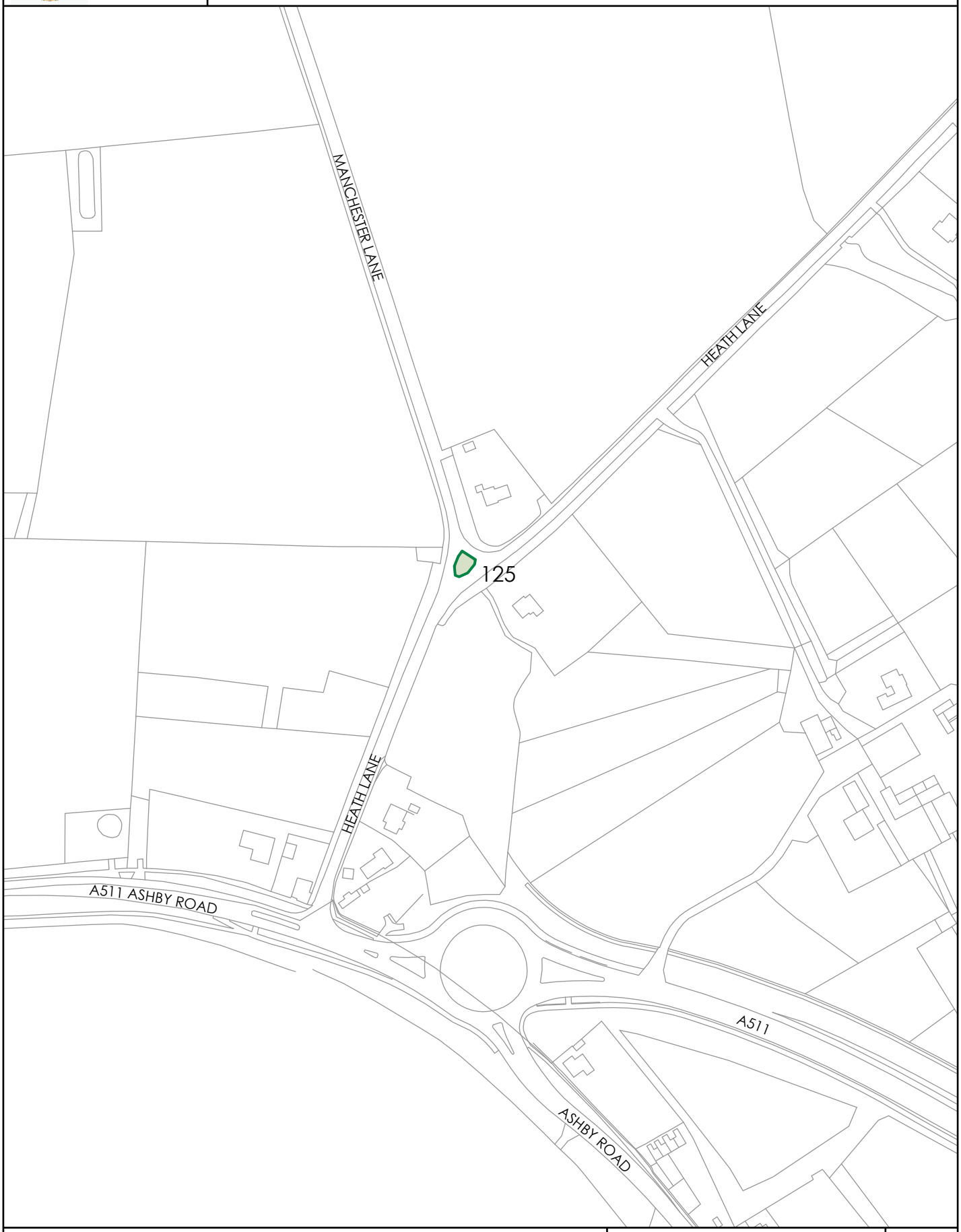
Boundary : Local Green Spaces



Local Green Space

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Etwall : Local Green Spaces

Local Green Space

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NORTH

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Findern : Local Green Spaces

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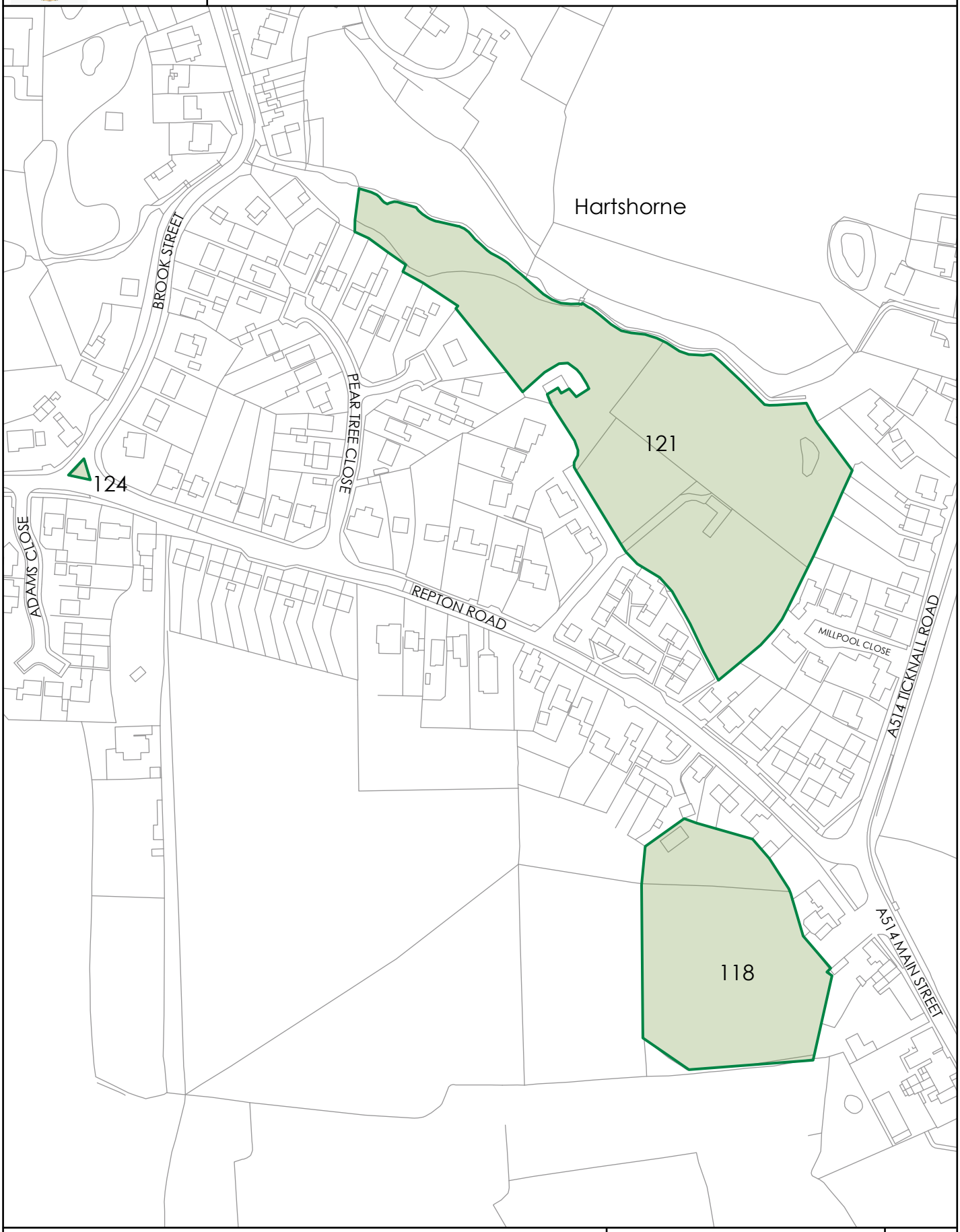
Hartshorne : Local Green Spaces



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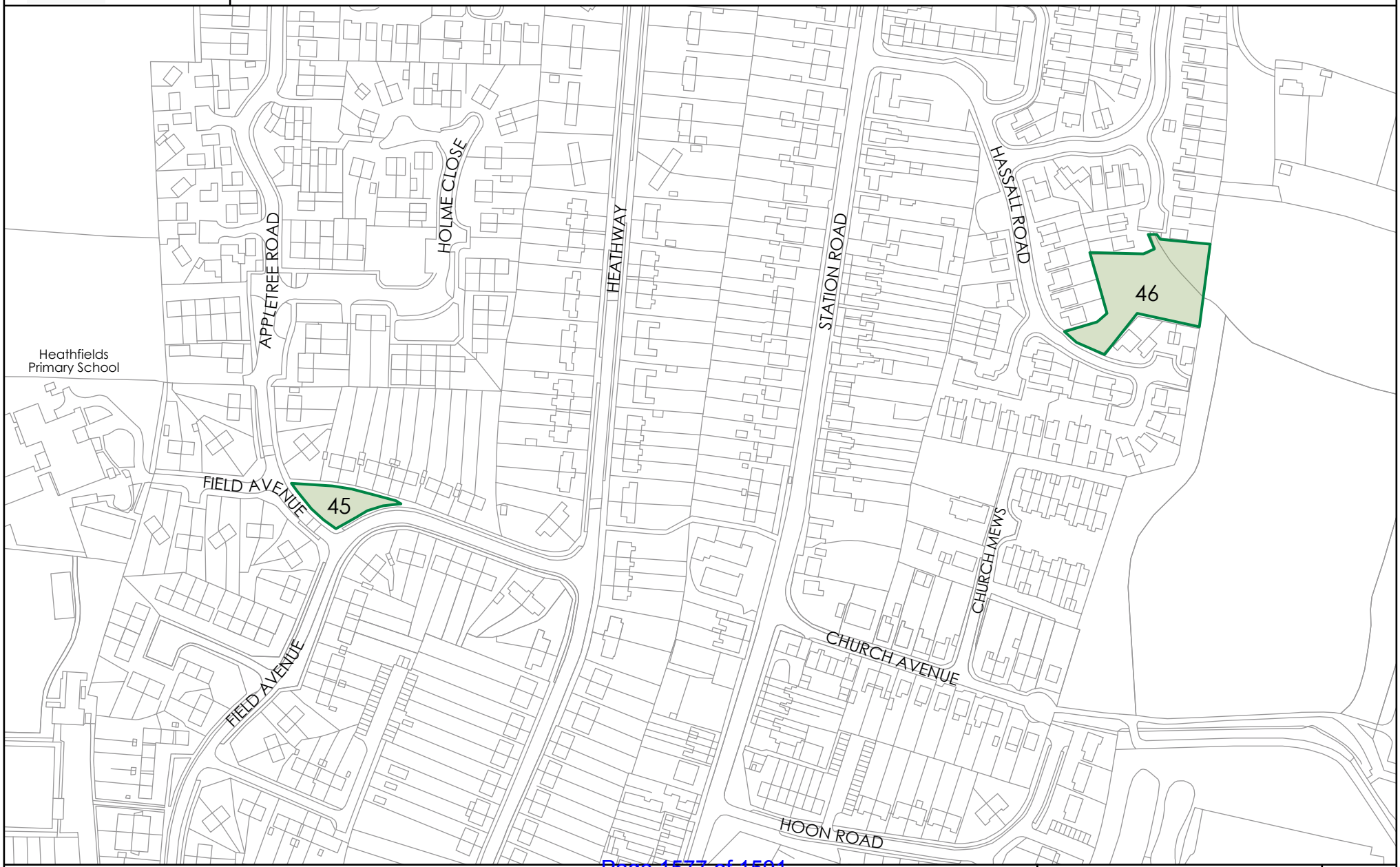
Hatton : Local Green Spaces



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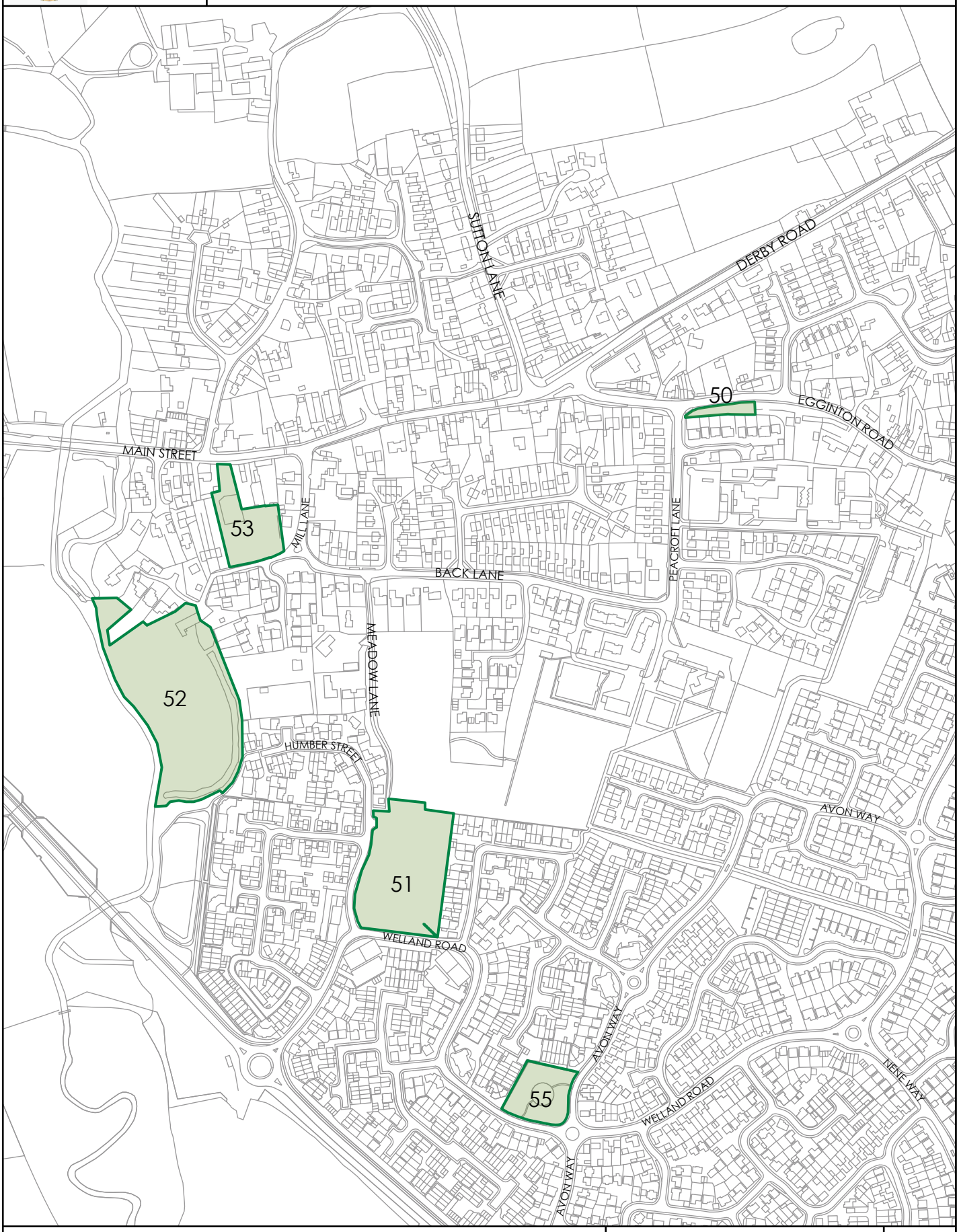
Hilton : Local Green Spaces



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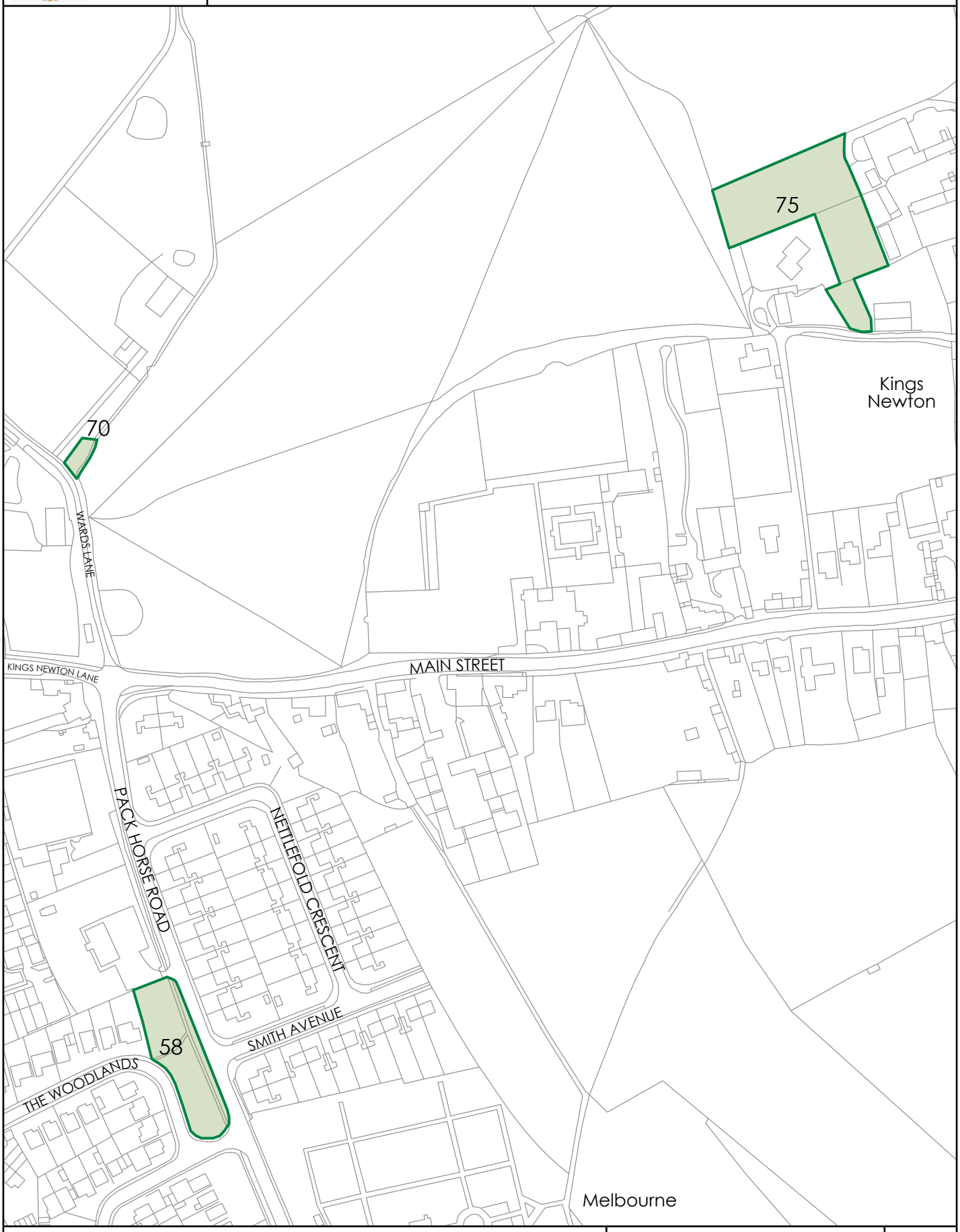
Melbourne (1) : Local Green Spaces



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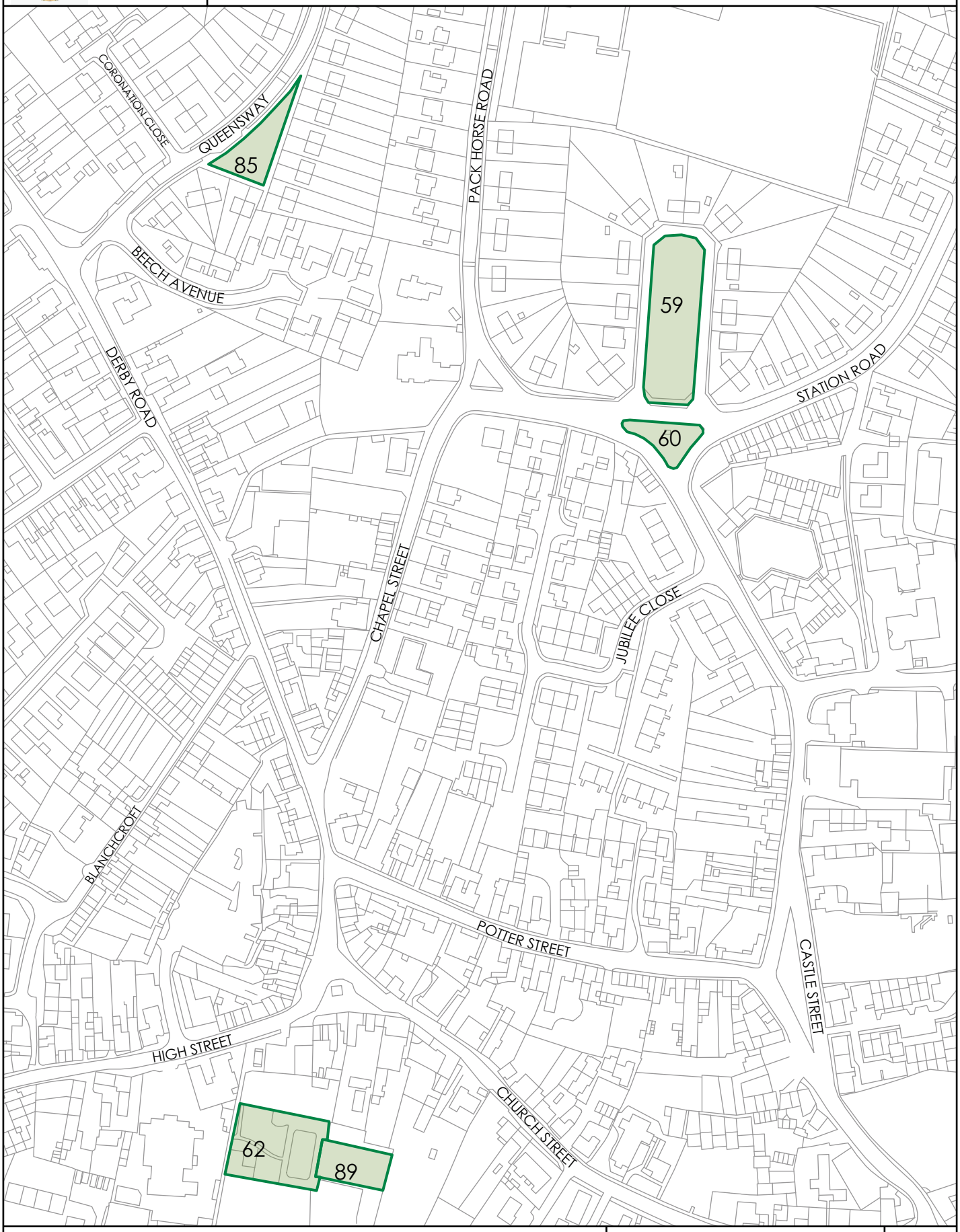
Melbourne (2) : Local Green Spaces



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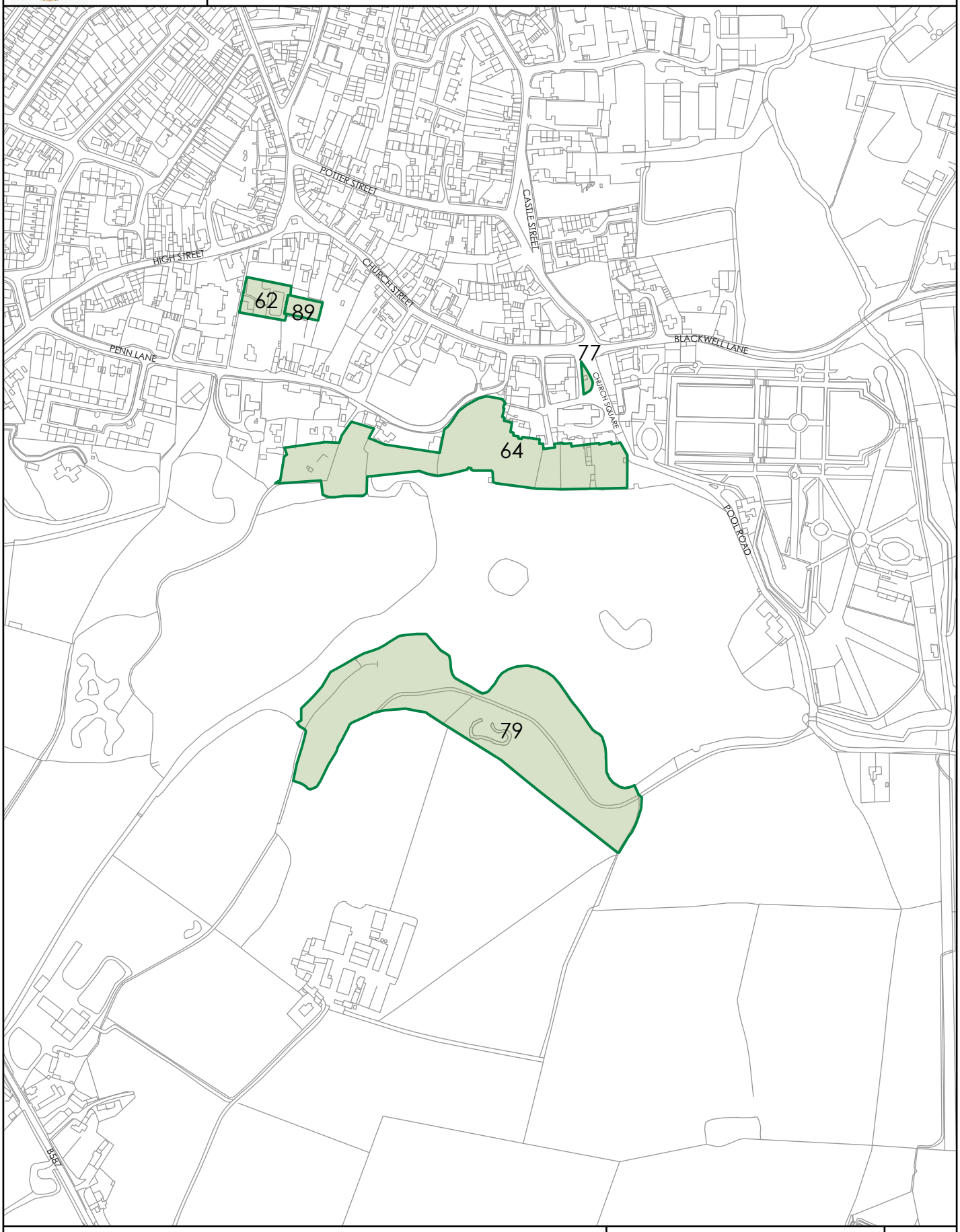
Melbourne (3) : Local Green Spaces



Local Green Space

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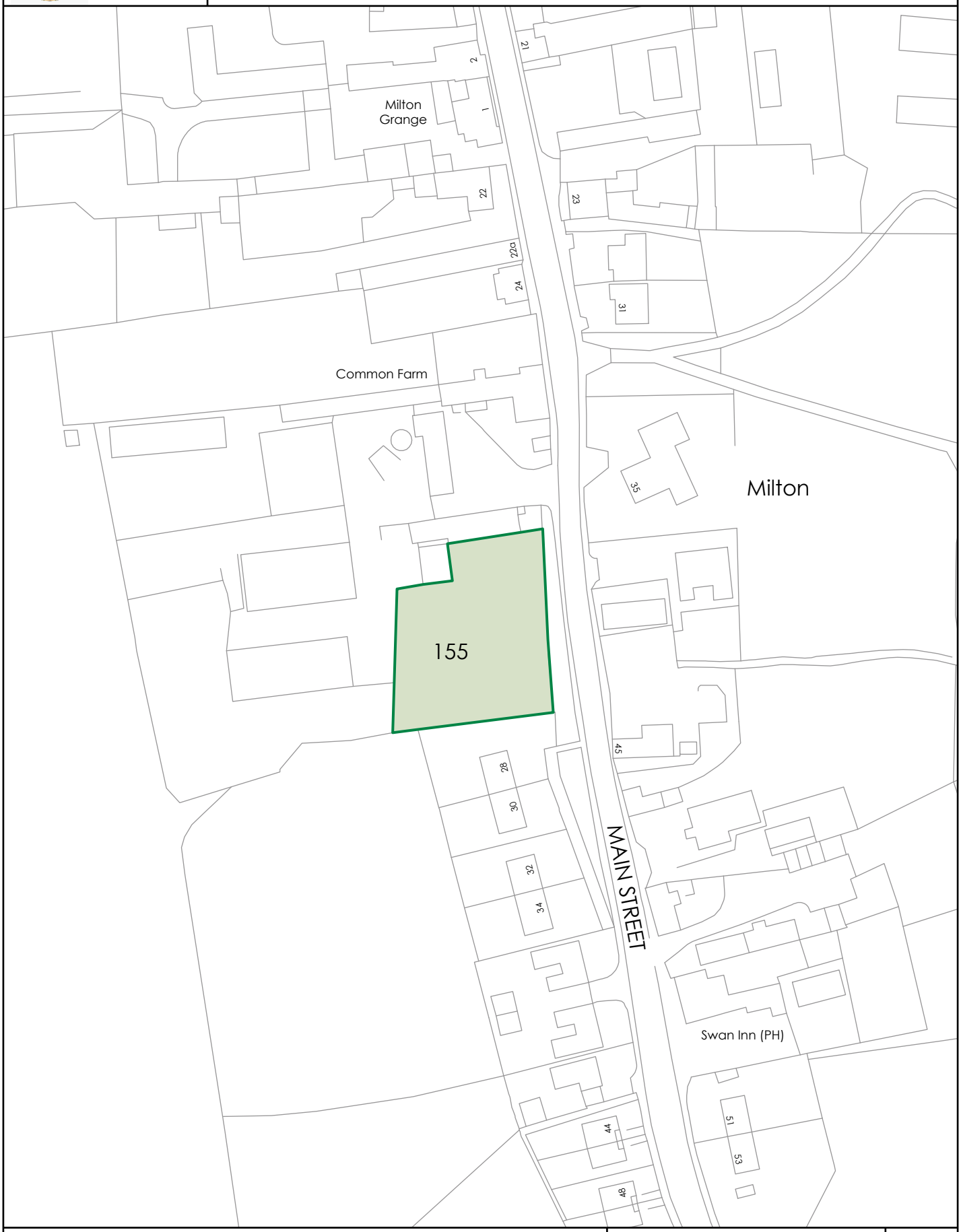
Milton : Local Green Spaces



Local Green Space

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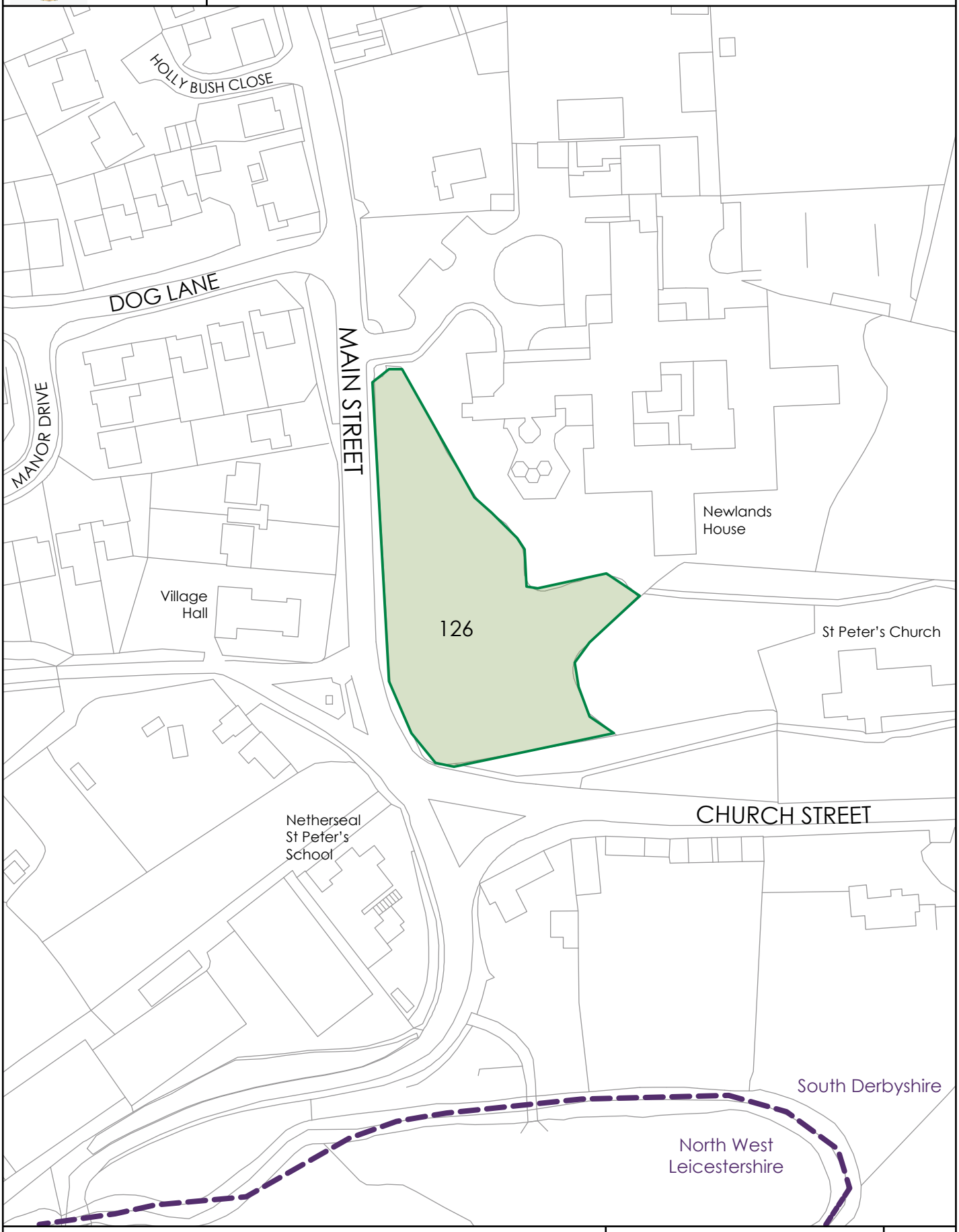
Netherseal : Local Green Spaces



Local Green Space

District boundary

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South Derbyshire District Council

Overseal : Local Green Spaces

Local Green Space

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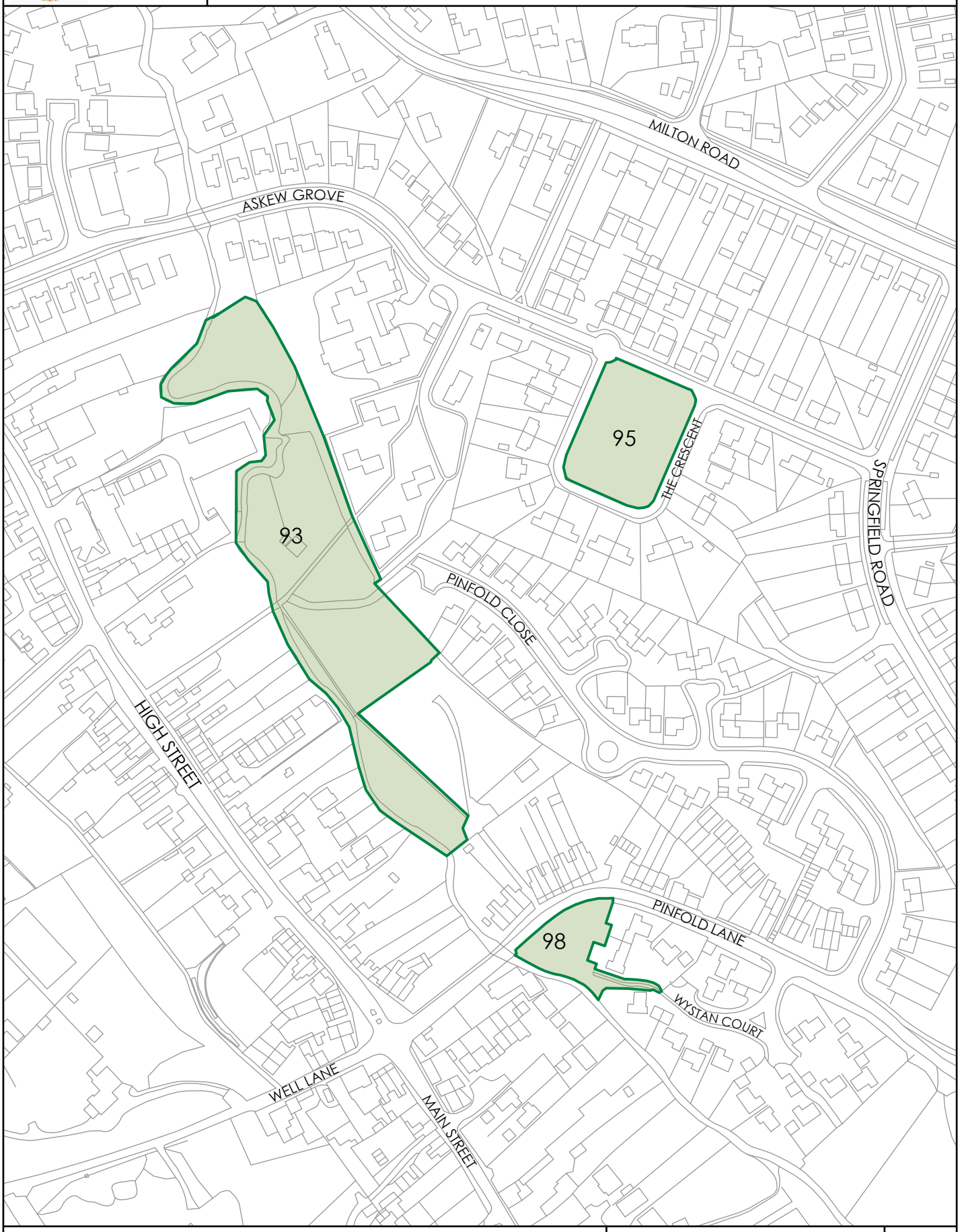
NORTH

South Derbyshire District Council

Repton : Local Green Spaces



Local Green Space

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South Derbyshire District Council

Rosliston : Local Green Spaces

Local Green Space

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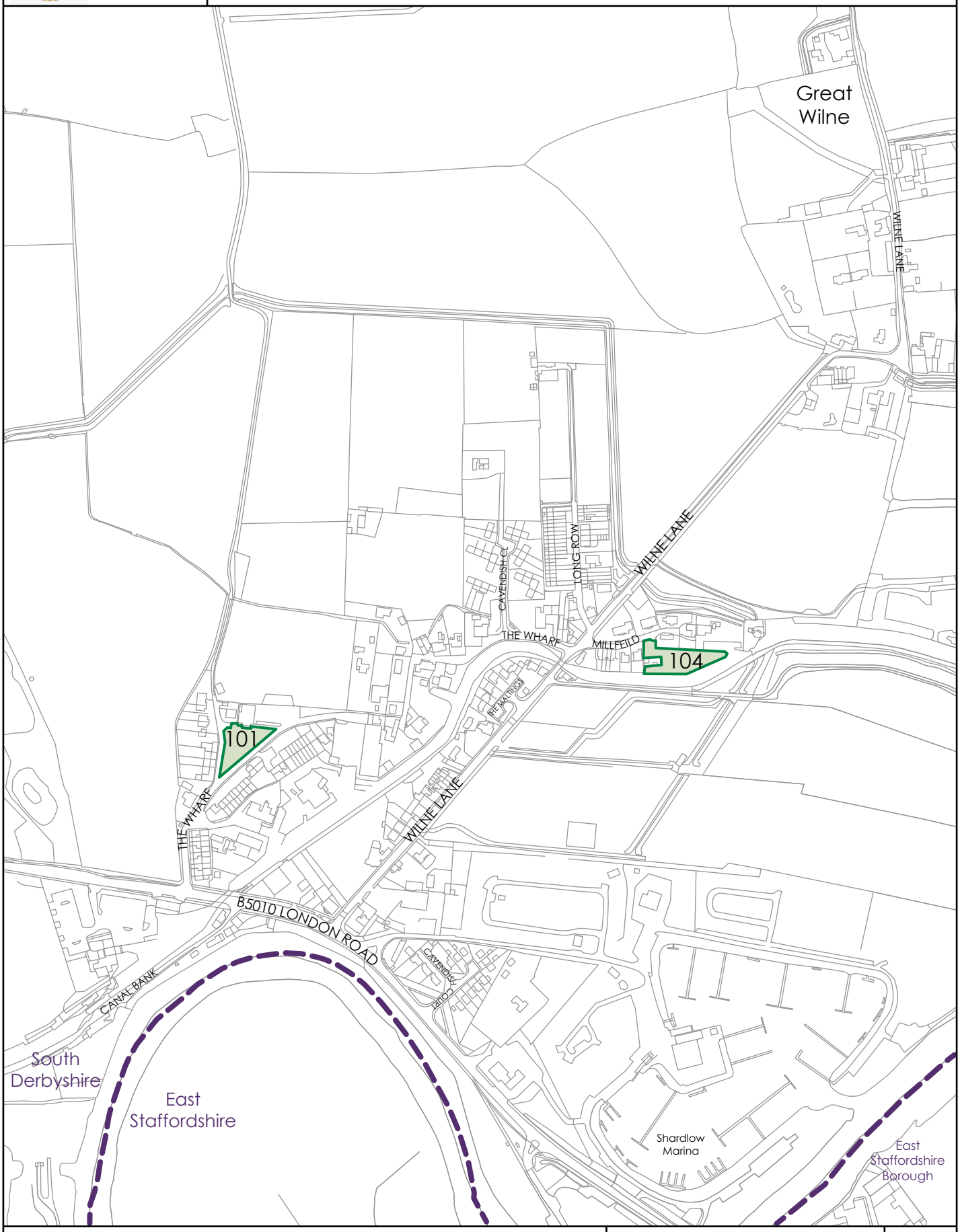
South Derbyshire District Council

Shardlow (east) : Local Green Spaces



Local Green Space

District Boundary

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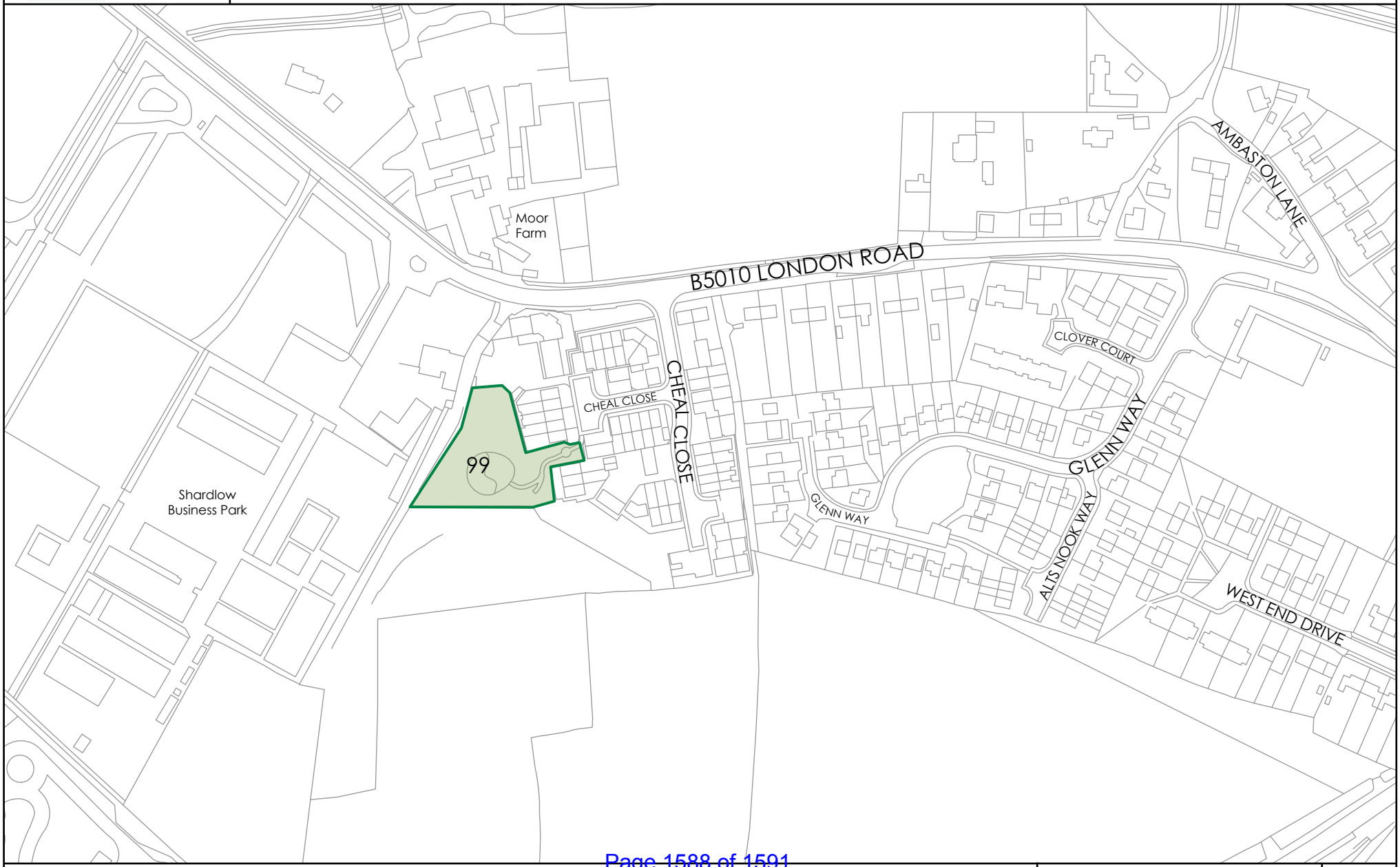
Scale: 1: 5000 at A4

NORTH

South Derbyshire District Council

Shardlow (west) : Local Green Spaces



Local Green Space

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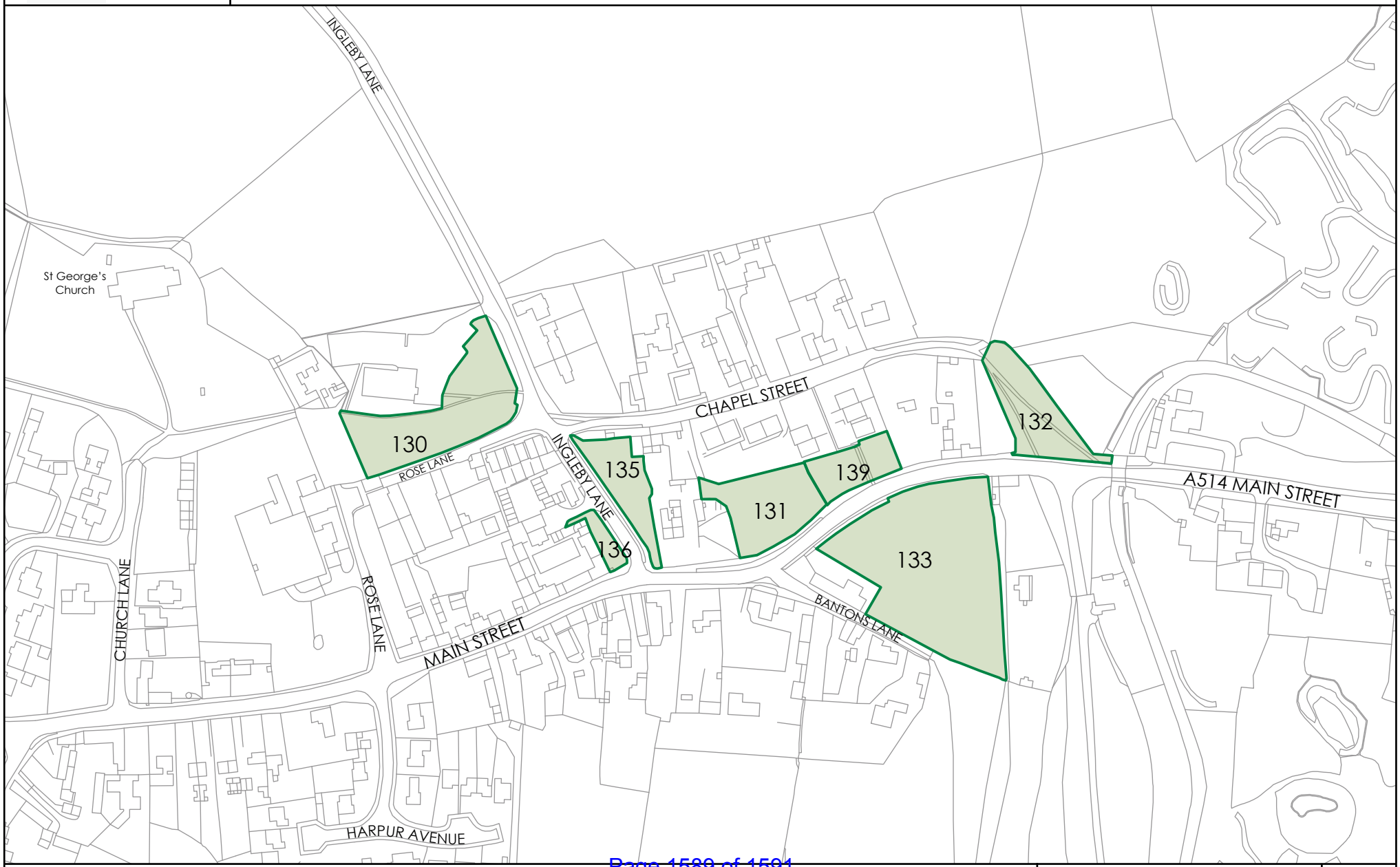
NORTH

South Derbyshire District Council

Ticknall (North) : Local Green Spaces



Local Green Space

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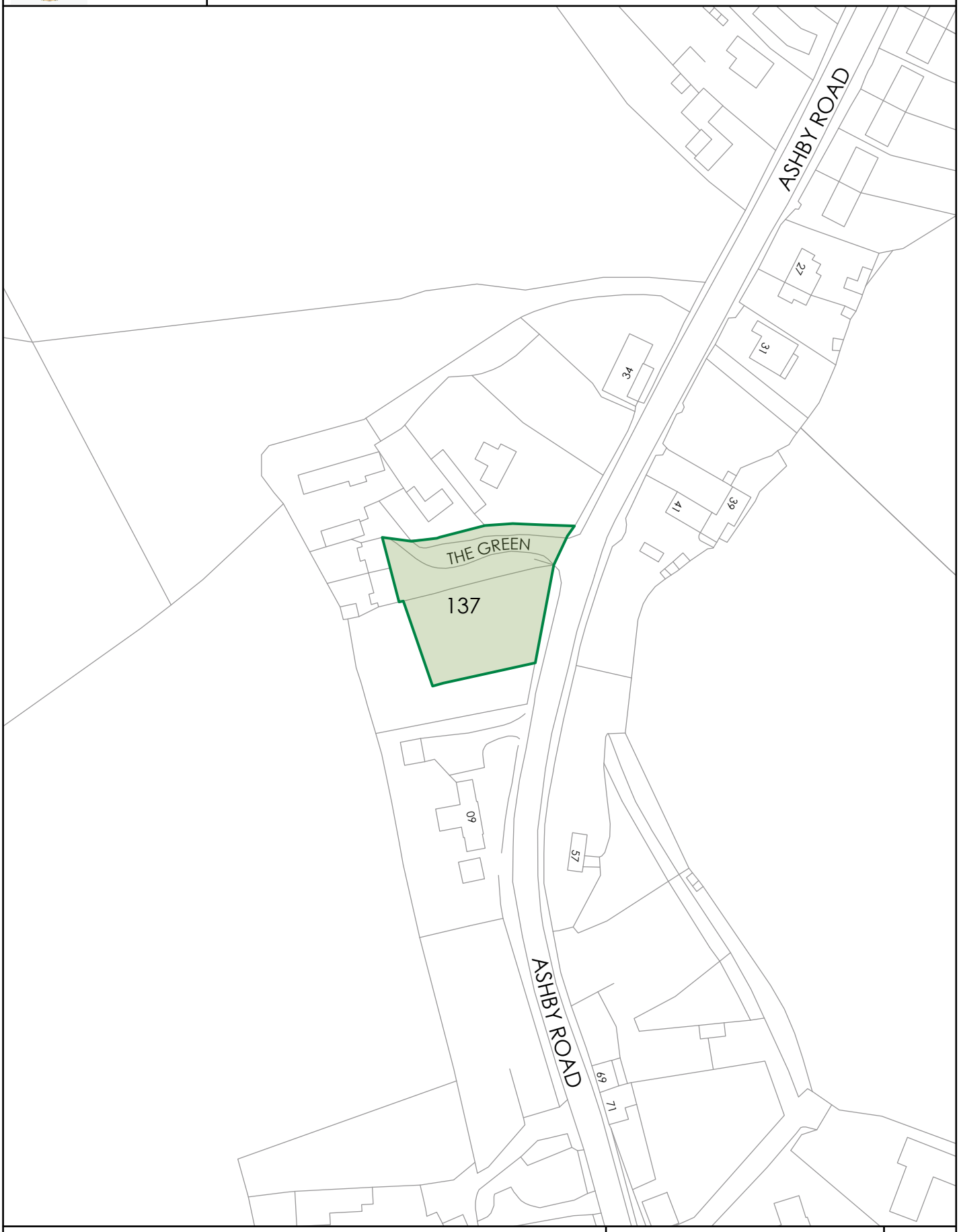
NORTH

South Derbyshire District Council

Ticknall (South) : Local Green Spaces



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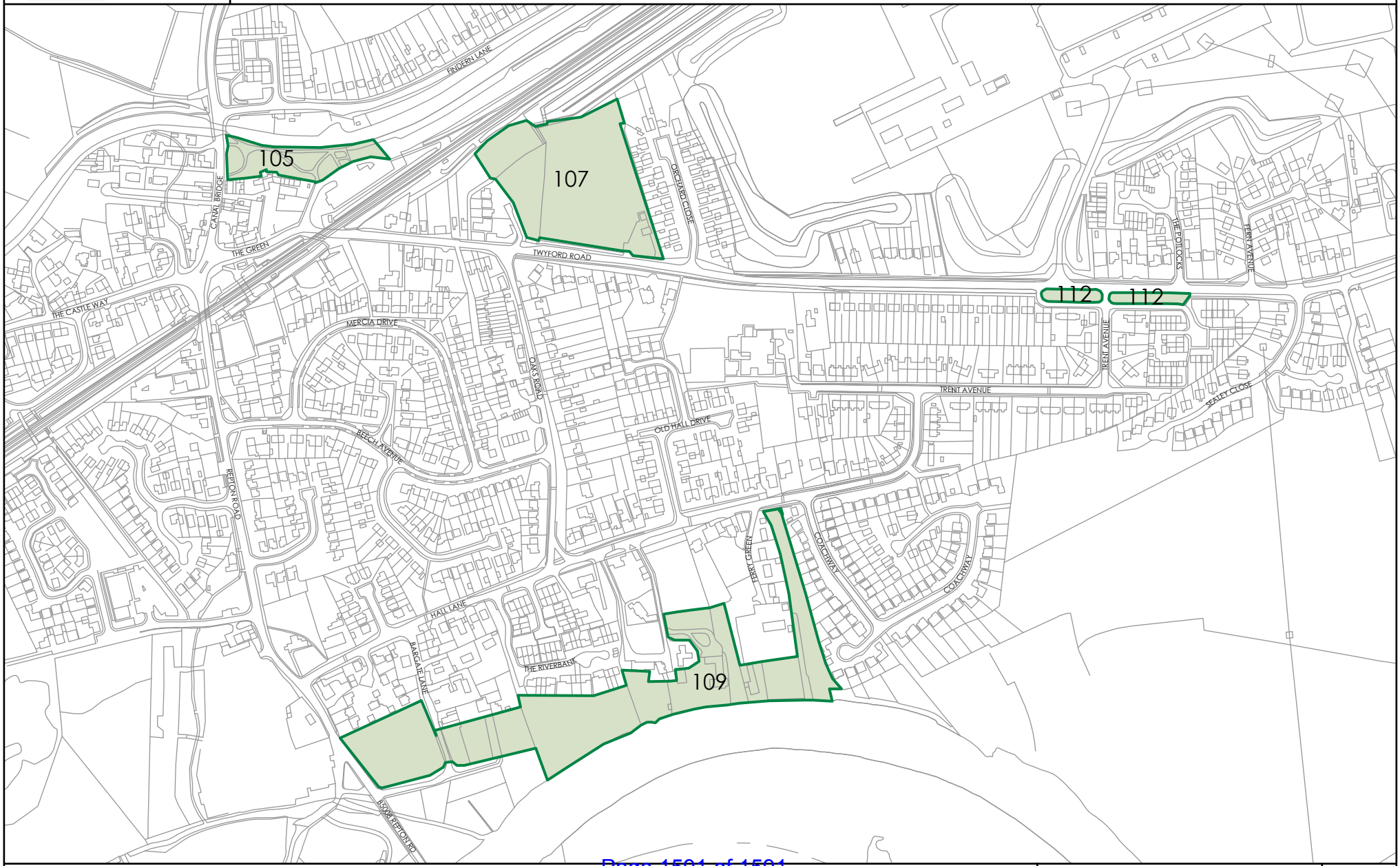
NORTH

South Derbyshire District Council

Willington : Local Green Spaces



Local Green Space

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