

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 <sup>1</sup>
S0247	15.1	374	Land at Landown Farm, Findern	Yes	No <sup>1</sup>
Foston					
S0040	7.55	151	Land at Uttoxeter Road, Foston	No	No <sup>1</sup>
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 <sup>1</sup>
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 Cowlshaw, 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

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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 <sup>1</sup>
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 <sup>1</sup>
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

<sup>1</sup> 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	Green
	Development site within 1km of statutory site, National Nature Reserve or within the River Mease Catchment.	Yellow
	Development site is immediately adjacent to or contains a statutorily protected wildlife site or would be served by waste water treatment works in the Mease Catchment	Red

Criteria	Scoring criteria	
Will it conserve and enhance locally important (non-statutory wildlife sites)?	Development site is more than 300m from nearest non statutory wildlife site or Local Nature Reserve	Green
	Development site is located within 300m of a County Wildlife Site or Local Nature Reserve	Yellow
	Development site is immediately adjacent to, contains a local wildlife site or Local Nature Reserve	Red

Criteria	Scoring criteria	
Could development affect protected species or BAP priority species?	Development site is more than 100m from nearest historic protected species recordings or BAP species recordings	Green
	Development site is located within 100m of nearest protected species recordings or BAP species recordings	Yellow
	Historic evidence of protected species or BAP priority species within the site	Red

Criteria	Scoring criteria	
Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes document evidence	Green
	Unknown – explain uncertainty	Yellow
	No document evidence	Red

Criteria	Scoring criteria	
Will it protect sites of geological importance?	Development site would not affect any designated Regionally Important Geological Sites	Green
	Development site could lead to the partial loss of a Regionally Important Geological Sites but would not affect the overall integrity of the site	Yellow
	Development site could lead to the loss of a Regionally Important Geological Sites or would affect the integrity of the site	Red

**To provide decent and affordable homes that meet local needs**

Criteria	Scoring criteria	
Will it reduce the number of households waiting for accommodation?*	Development would make a significant contribution towards delivering affordable housing to meet local and district wide needs.	Green
	Development will make an uncertain contribution towards delivering affordable housing to meet local and district wide needs.	Yellow
	Development would make no contribution towards delivering affordable housing to meet local and district wide needs.	Red

Criteria	Scoring criteria	
Will it increase the range and affordability of housing for all social groups?*	Development will deliver a mix of housing types and tenures to meet locally identified needs	Green
	Development has potential to deliver a mix of housing types and tenures to meet locally identified needs	Yellow
	Development is unlikely to deliver a mix of housing types and tenures to meet local needs (state reason for poor performance where viable – viability, developer preference etc.)	Red

Criteria	Scoring criteria	
Will it improve the suitability of new homes for older and/disabled groups?*	Development will make a significant contribution towards meeting the needs of older or disabled groups (for example by including homes specifically to address the needs of these groups)	Green
	Development would make an uncertain contribution towards meeting the needs of older or disabled groups (No information held)	Yellow
	Development would make no contribution towards meeting the needs of older or disabled groups beyond minimum requirements in building regulations	Red

Criteria	Scoring criteria	
Will it provide sufficient housing to meet existing and future need?*	Development would make a significant contribution towards meeting housing need within the plan period	Green
	Development would make an uncertain contribution towards housing delivery within the plan period	Yellow
	Development would make no contribution towards meeting housing need, or hinder housing delivery within the plan period.	Red

Criteria	Scoring criteria	
Will it reduce the number of unfit or empty homes?*	Development would make a significant contribution towards reducing the number of unfit or empty properties	Green
	Development would have an uncertain contribution towards reducing the number of unfit or empty properties	Yellow
	Development would make no contribution of towards reducing the number of unfit or empty properties, or could increase the number of unfit or empty homes.	Red

Criteria	Scoring criteria	
Will it meet the needs of gypsies or travelling show people?*	Development will deliver additional pitches or sites which could help meet the needs of gypsies or travelling show people.	Green
	Development will make an uncertain contribution towards delivering additional pitches or sites for gypsies or travelling show people.	Yellow
	Development would make no contribution of towards delivering additional pitches or sites, or lead to the loss of sites for gypsies or travelling show people.	Red

### To improve the health and wellbeing of the population

Criteria	Scoring criteria	
To improve the health and wellbeing of the population?	Development would improve access to or deliver new formal and informal open space and/or local sports provision (note any circumstances where quantitative losses could occur but are offset by qualitative improvements)	Green
	Development has potential to deliver improvements to open space and/or local sports provision within 1200m of the site (note any potential for quantitative losses as a result of development)	Yellow
	Development will make no contribution to sports or open space provision within 1200m of the site. (note any circumstances where losses could occur)	Red

Criteria	Scoring criteria	
Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	Development will contribute to the delivery of new healthcare facilities within 1.2km of the site, or will support the expansion of facilities within 1.2km of the site (Note distance)	Green
	Development will contribute to the delivery of new healthcare facilities within 3km of the development site, or will support the expansion of facilities within 3km of the site (Note distance)	Yellow
	Development will make no contribution towards the provision of, or expansion of existing facilities within 3km of the site. (note distance)	Red

Criteria	Scoring criteria	
Will it promote healthy lifestyles?	Development will be within walking distance (800m) of key services including town/village/local centre, school* and sports pitch.	Green
	Development will be within 1200m of key services including town/village/local centre, school* and sports pitch.	Yellow
	Development will be in excess of 1200m of key services including town/village/local centre, school* and sports pitch.	Red

### To improve community safety and reduce crime and fear of crime

Criteria	Scoring criteria	
Will it reduce crime or fear of crime?	Will development of the site deliver tangible benefits in respect of reducing crime and fear of crime (explain why this effect is assigned)	Green
	The development of the site would have an uncertain impact in respect of crime and fear of crime (and would be largely determined by the detailed design and layout of development schemes)	Yellow
	The development of the site is likely to have no impact (or could deliver negative effects) in respect of reducing crime and fear of crime (explain why this effect assigned)	Red

Criteria	Scoring criteria	
Will it reduce the number of people involved in accidents	The development of the site will deliver tangible benefits in respect of reducing accidents or improving safety within or around the site (explain why this effect is assigned)	Green
	The development of the site would have an uncertain impact in respect of reducing accidents or improving safety within or around the site (and would be largely determined by the detailed design and layout of development schemes)	Yellow
	The development of the site is likely to have no impact (or could deliver negative effects) in respect of reducing accidents or improving safety within or around the site (explain why this effect assigned)	Red

### To improve educational achievement and improve the district's skills base

Criteria	Scoring criteria	
Will it improve educational achievement amongst young people?*	Development contribute to the delivery of new primary and secondary education provision in a timely fashion to meet the likely needs of new development as it arises	Green
	Development will deliver new primary of secondary education facilities, but could lead to existing facilities operating beyond their capacity in the early phases of growth.	Yellow
	Development will not, or cannot adequately address development needs in respect of primary and secondary education provision.	Red

Criteria	Scoring criteria	
Will it reduce the number of working age residents who have no or lower level qualifications?	Development could make a notable contribution towards reducing the number of people with no or lower level qualifications (Explain why this effect is assigned)	Green
	Development would have an uncertain effect (Explain why this effect is assigned)	Yellow
	Development would have no or negative effects against this objective. (Explain why this effect is assigned)	Red

### To promote social inclusion and reduce inequalities associated with deprivation across the district.

Criteria	Scoring criteria	
Will it narrow the inequality gap between the richest and poorest in the district?	Development will make a significant contributions to reducing inequalities for example by increasing affordable housing locally or by delivering economic growth or new health or social infrastructure in areas identified as having high levels of deprivation). (Explain why this effect is assigned).	Green
	Development would have an uncertain effect (Explain why this effect is assigned)	Yellow
	Development will have no effect or will lead to increasing inequalities, for example by leading to the loss of affordable housing locally or existing businesses, or the loss or closure of health or social infrastructure in areas identified as having high levels of deprivation). (Explain why this effect is assigned)	Red

### To improve local accessibility to healthcare, education and employment, food shopping facilities and recreation resources (including open space and sports facilities) and promote and sustainable travel or non travel choices.

Criteria	Scoring criteria	
Will it make access easier for those households who do not have a car?	Development will be located within 400m of an hourly or better bus route, or within 800m by a metalled footpath of an established or proposed local/village/town centre. (Note all)	Green
	Development will be located within 800m of an hourly or better bus route or within 1.2km of an established or proposed local/village/town centre (by a metalled footpath). (Note all)	Yellow
	Development will be in excess of 800m from an hourly or better bus service, or more than 1.2km from an established local/village or town centre (by metalled footpath). (Note all)	Red

Criteria	Scoring criteria	
Will it help deliver new or protect existing local services and facilities and promote the provision of new public transport provision?	Development will deliver new local shops or community facilities accessible to new and future residents and/or will deliver improvements to public transport infrastructure (note any facilities/services)	Green
	Development will help sustain existing local shops, community facilities or could support existing or improved public transport provision locally. (note potential service/facilities and why uncertainty exists).	Yellow
	Development will have no or very limited effects on existing services and is not likely to deliver improvements to existing local services.	Red

### To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel public transport and cycling)

Criteria	Scoring criteria	
Will it help minimise the impact of traffic congestion on the strategic and local road network?	Development provides opportunity to minimise congestion on the existing strategic and/or local proposed road network.	Green
	Development would have an uncertain effect in respect of congestion on the strategic and/or local road network	Yellow
	Development could lead to a worsening of existing congestion level on the strategic and/or local road network	Red

Criteria	Scoring criteria	
Will it increase the proportion of journeys using modes other than cars?	The site is located within 400m of an existing or proposed bus route with hourly or better service, and provides opportunity to connect to existing off road cycle routes.	Green
	The site is located within 800m of an existing or proposed bus route with hourly or better service, and/or provides opportunity to connect to existing off road cycle routes	Yellow
	The site is located in excess of 800m of an existing or proposed bus route with hourly or better service, and provides no opportunity to connect to existing or proposed off road cycle provision.	Red

Criteria	Scoring criteria	
Will it make best use of other infrastructure	Development can be delivered without the need for further strategic infrastructure delivery in respect of water supply, drainage or electricity supply.	Green
	Development would have uncertain effects on existing infrastructure and could require some strategic infrastructure (depending on phasing or other development locally).	Yellow
	Development will need to be supported by strategic infrastructure (Note all)	Red

In all case note expected superfast broadband rollout date based on Digital Derbyshire website: <http://www.digitalderbyshire.org.uk/>

### To achieve stable and sustainable levels of economic growth and maintain competitiveness

Criteria	Scoring criteria	
Will it encourage the creation of new businesses to grow?	Development will support the delivery of new or improved business space or other economic development, both during construction and site operation.	Green
	Development will support construction industry during site build out ,but will have limited or benefits following construction	Yellow
	Development would lead to the loss of existing businesses space or employment land.	Red

Criteria	Scoring criteria	
Will it reduce unemployment rates and disparities across the district?	Development will support the permanent creation of new businesses (and jobs) in areas well related to existing pockets of unemployment.	Green
	Development may help support the creation of new businesses and jobs including on a temporary basis in areas well related to existing pockets of unemployment	Yellow
	Development is unlikely to lead to the temporary or permanent creation of new jobs	Red

Criteria	Scoring criteria	
Will it improve average incomes in the District?	Development is likely to create jobs and support the delivery of new businesses operating in higher value sectors	Green
	It is uncertain whether development will make any notable contribution in improving average incomes.	Yellow
	Development is unlikely t to have any effects on average incomes or could negatively affect the delivery of new jobs or employment space in higher value sectors.	Red

### To diversify and strengthen local urban and rural economies

Criteria	Scoring criteria	
Will it encourage economic diversification?	Development will make a significant and permanent contribution towards diversifying the South Derbyshire Economy <sup>1</sup>	Green
	Development will make a significant, but temporary contribution towards diversifying the South Derbyshire Economy <sup>1</sup>	Yellow
	Development will have no effect, or a negative effect in respect of encouraging economic diversification.	Red

Criteria	Scoring criteria	
Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites	Development will contribute to the delivery of new employment land and will contribute to identified employment land needs within the plan period	Green
	Development will have an uncertain impact in respect of meeting employment needs within the plan period	Yellow
	Development will have no effect or potentially negative effect in respect of delivering adequate employment land within the plan period	Red

Criteria	Scoring criteria	
Development will help support and encourage the growth of the rural economy	Development will deliver new employment land provision or support businesses with the districts key service villages	Green
	Development could help increase local residents within key villages which will indirectly support existing rural businesses.	Yellow
	Development will have no or very limited effects on the districts rural economy	Red

<sup>1</sup> NOMIS indicates that key sectors in the South Derbyshire economy are manufacturing (7,700 jobs), public admin, education and health (6000 jobs) and distribution hotels and restaurants (5,600). Diversification of the economy in the context of this objective is identified as supporting jobs in construction (2,000 jobs), transport and communications (1,700), Finance, IT and other business services (3,700), and Tourism (2,400 jobs)

### To enhance the vitality and viability of existing town and village centres

Criteria	Scoring criteria	
Will it improve existing shopping facilities?	Development will incorporate the delivery of further shops and retail services	Green
	It is uncertain whether development will deliver further shops or retail facilities	Yellow
	Development will not deliver further shopping facilities as part of any development scheme	Red

### To improve the quality of new development and the existing built environment

Criteria	Scoring criteria	
Will it improve the quality of new development?	Development will make a positive contribution towards improving the quality of the built environment in South Derbyshire (note how)	Green
	Development will have an uncertain effect on the quality of built development within the district (explain why uncertainty exists)	Yellow
	Development would make no, or have a negative impact on the quality of the built environment in South Derbyshire.	Red

Criteria	Scoring criteria	
Will it provide potential to use locally available natural resources and materials?	Development could support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	Green
	It is unclear whether site could support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	Yellow
	There is little or no potential for development to support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	Red

### To minimise waste and increase the reuse and recycling of waste materials

Criteria	Scoring criteria	
Will it lead to the reduced consumption of materials?	Development will deliver reduced consumption of primary materials during construction by allowing the reuse of demolition waste on site	Green
	Development has potential to deliver reduced consumption of primary materials during construction by allowing the reuse of demolition waste on site.	Yellow
	Development has little or no potential to reduce consumption of materials onsite during site construction	Red

Criteria	Scoring criteria	
Will it increase waste recovery and recycling	Development will contribute towards the delivery of new waste recovery or recycling facilities such as 'bring sites' within the development scheme.	Green
	Development could potentially contribute to the delivery of new waste recovery or recycling facilities on site but this is uncertain	Yellow
	Development unlikely to support the delivery of new waste recovery or recycling facilities such as 'bring sites' within the development scheme.	Red

Criteria	Scoring criteria	
Will it reduce the proportion of waste sent to landfill?	Development includes proposals to minimise waste going to landfill (for example through proposals to incorporate on site waste management such as composting, or through the provision of adequate storage to accommodate recycling bins and other non- black bin waste receptors. (List measures)	Green
	It is unclear whether development includes proposals which could minimise waste going to landfill (for example by providing space to store multiple bins for each dwelling or incorporate onsite management of waste materials)	Yellow
	Development does not include any proposals to reduce waste sent to landfill (other than through meeting minimum space standards set out in H6 the building regulations)	Red

### To promote the implementation of sustainable construction and sustainable use of natural resources.

Criteria	Scoring criteria	
Will it promote the implementation of sustainable construction techniques?	Development will contribute to the delivery of sustainable construction techniques beyond minimum standards relevant to property type or use set out in building regulations and Schedule 3 of the Flood and Water Management Act	Green
	It is currently uncertain whether development will contribute to the delivery of sustainable construction techniques beyond minimum standards relevant to property type or use set out in building regulations and Schedule 3 of the Flood and Water Management Act	Yellow
	Development will meet the minimum standards applicable to specific property types or uses as set out in the building regulations and/or nationally described standards set (announced through the housing standards review).	Red

Criteria	Scoring criteria	
Will it help reduce the need for primary won minerals such as sand gravel?	There is known potential to recycle and reuse secondary aggregates such as demolition waste on site	Green
	There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme	Yellow
	There is no potential to reuse demolition waste or other waste materials on site	Red

Criteria	Scoring criteria	
Will it help ensure water resources are used efficiently?	Development will incorporate water efficiency measures to suppress water usage to 110l/p/d or less for domestic dwellings	Green
	It is uncertain whether developments will include water efficiency measures to deliver the water efficiency beyond that set out in part G of the building regulations.	Yellow
	Development will meet minimum standards in respect of water efficiency as set out in part G of the building regulations (125l/p/d) for domestic dwellings.	Red

### To reduce water, light, air and noise pollution

Criteria	Scoring criteria	
Will it reduce water pollution?	Development will contribute to water quality improvements within and close to the site (for example through the removal of culverts and naturalisation of watercourses, the inclusion of suds which discharge to ground or which polish surface water prior to discharge to local water courses)	Green
	Development has potential to contribute towards water quality improvements (see measures above) although it is unclear whether any benefits will be delivered due to the lack of detail about the design of the scheme.	Yellow
	Development will have no or a negative effect on local water quality (for example by overloading local sewer networks which are prone to overflow during extreme weather events or by increasing diffuse pollution in catchment failing to meet WFD or other identified targets (ie. River Mease)).	Red

Criteria	Scoring criteria	
Will it reduce light pollution	Development will have no discernible impact in respect of light pollution.	Green
	Development could have some impact in respect of light pollution, but levels associated with development would be consistent with neighbouring land uses.	Yellow
	Development could have a notable or significant impact in respect of light pollution due to the lack of existing light pollution locally or the duration, nature of use (i.e. 24 hour operation of a commercial site).	Red

Criteria	Scoring criteria	
Will it improve air quality?	Development will have a positive impact on air quality (for example by reducing traffic pressure on existing areas which are known to fail minimum air quality standards or other sites with known issues (for example AQMAs in Derby or Burton or Clock Island in Woodville. (note any uncertainty that exists)	Green
	Development is unlikely to have any notable effect on air quality or impacts are uncertain.	Yellow
	Development has the potential to have a negative effects on air quality locally	Red

Criteria	Scoring criteria	
Will it reduce noise pollution?	Development is likely contribute towards reducing noise pollution locally or could support a reduction in noise complaints (note how)	Green
	Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.	Yellow
	Development would lead to a general increase in noise pollution locally or would be likely to lead to an increase in the number of noise complaints	Red

### To minimise the irreversible loss of undeveloped greenfield land

Criteria	Scoring criteria	
Will it reduce the loss of agricultural land to new development	Development site s brownfield, or poorly restored and would not lead to the loss of productive agricultural land	Green
	Development site is greenfield but is unlikely to comprise best and most versatile land (note ALC and indicative proportions)	Yellow
	Development site is greenfield and comprise best and most versatile land (note ALC and indicative proportions)	Red

### To reduce and manage flood risk and surface water runoff

Criteria	Scoring criteria	
Will it reduce the impacts of flood risk?	Development will help reduce flood risk either on or off site (note how)	Green
	Site will have no discernible positive or negative impact in respect of flood risk (note how)	Yellow
	Site will have a negative effect on flood risk either on or off site (note how)	Red

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	Green
	Site includes an engineered drainage system that attenuates water on site and discharges it into watercourse or surface water drainage network at greenfield rates	Yellow
	Development discharges to the combined sewer network	Red

### To reduce and manage the impacts of climate change and the districts contribution towards the causes

Criteria	Scoring criteria	
Will it reduce the causes of climate change?	Site is located within 400m of access to an hourly or better bus or train service and within 800m of an existing or proposed village or local centre and within 2km of a major employment area (greater than 10ha).	Green
	Site is located within 800m of an hourly or better bus or train service and within 1.2km of an existing or proposed village or local centre and within 4km of a major employment area (greater than 10ha)	Yellow
	Site is located in excess of 800m of an hourly or better bus or train service and more than 1.2km of an existing or proposed village or local centre and more than 4km of a major employment area (greater than 10ha)	Red

Criteria	Scoring criteria	
Will it provide the opportunity for additional renewable energy generation in the district	Development will deliver renewable energy capacity or distributed energy network as part of the proposal	Green
	Development has the potential to deliver renewable energy capacity or distributed energy network as part of the proposal	Yellow
	Development is unlikely to make any contribution towards the delivery of additional renewable energy capacity on site or towards the delivery of a distributed heat network.	Red

### To protect and enhance the setting of historic, cultural, architectural and archaeological heritage of the district

Criteria	Scoring criteria	
Will it protect and enhance the setting of historic, cultural, architectural and archaeological features in the district?	Development will protect cultural heritage features and their setting or deliver improvements to existing cultural and heritage features (explain why)	Green
	It is unclear whether development could give rise to significant cultural or heritage impacts. (List any possible effects possible and why uncertainty arises)	Yellow
	Development is likely to negatively affect existing cultural or heritage assets including HERS sites and/or listed buildings/Conservation Areas (explain why)	Red

### To improve access to the cultural heritage of the District for enjoyment and educational purposes

Criteria	Scoring criteria	
Will it improve access to the public and understanding of the districts historic and cultural features?	Development could contribute to improved access and or improved interpretation of historic or cultural features. (Explain why)	Green
	Development will have an unknown or uncertain impact. (Explain why)	Yellow
	Development could erode local access to or negatively impact the interpretation of historic or cultural features. (Explain why)	Red

### To conserve and enhance the districts landscape and townscape character

Criteria	Scoring criteria	
Will it reduce the amount of derelict or degraded land within the district?	Site is wholly brownfield or degraded (including contaminated) land and/or listed on NLUD	Green
	Site is a mix of brownfield and greenfield land (list proportions)	Yellow
	Site is greenfield only.	Red

Criteria	Scoring criteria	
Does it respect and protect landscape character?	Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	Green
	Area is located in an area of secondary importance according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	Yellow
	Area is located in an area of primary importance according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	Red

Criteria	Scoring criteria	
Will it protect and create open spaces, landscape features, woodlands hedges and ponds?	Development will make a positive contribution towards the protection of existing landscape features and will contribute towards the delivery of new features (list how)	Green
	Development will have an unknown or uncertain impact.	Yellow
	Development will have a negative impact on existing landscape features which is unlikely to be fully offset by the delivery of new open space and planting.	Red

\*Denotes a criteria which is not assessed in appraisals of employment land

## 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?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- 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?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- 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 skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area, 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?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate policy in the plan to reduce effects of development in respect of water or light pollution.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield, although part of the site has formerly been used for landfill although site has been restored and is greenfield</li> <li>- Land is partially classified as best and most versatile with around 50% of the site being Grade 2 and 50% being Grade 3B</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Sites are located outside of areas at fluvial flood risk and it is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- Sequential Test passed</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice.</li> <li>- Appropriate energy policy to be included in the plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- 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.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal to the south of the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way, cycle routes and the Trent Mersey Canal beyond.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Policy to ensure that existing hedgerows and tree belts on development sites are preserved and inform site layout.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

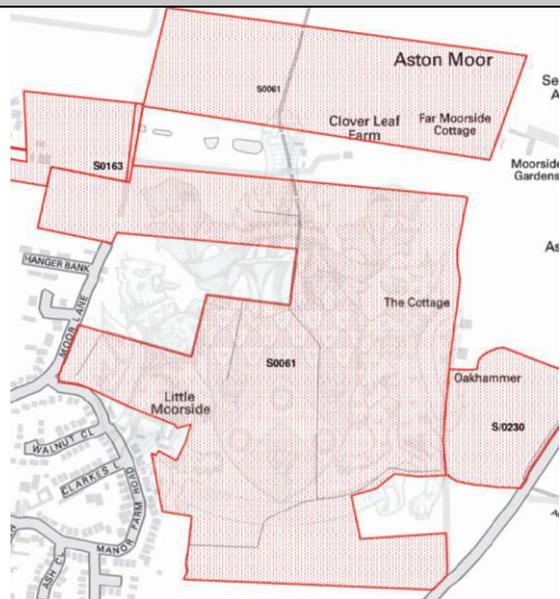
## Site 2: S0061, S0163. Land between Aston Lane and Moor Lane, Aston on Trent

### 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?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- 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	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> <li>- Development has potential to deliver a mix of homes in respect of tenure and housing type. No</li> <li>- No data has been submitted by site promoters in respect of likely mix proposed on site</li> </ul>	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use, or improve unfit homes.	
Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities		

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development 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?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Groundwater Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, light and water mitigation is included in the Plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield and is Grade 3a across the site. This agricultural land is therefore classed as is best and most versatile.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Sites are located outside of areas at fluvial flood risk and is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- Sequential Test passed as site within flood zone 1.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- It is unclear whether there is potential for in ground archaeology in this area</li> <li>- No HERS records within the site</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To improve access to the cultural heritage of the District, for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but there may be potential to significantly improve connectivity of this part of the village to the Trent Mersey Canal to the south, by better signposting of existing routes.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way, cycle routes and the Trent Mersey Canal beyond.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and will inform the site layout.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is largely contained by the existing village boundary and the A50, although careful landscaping would be required, due to the flat and relatively open nature of this area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees close to the village edge.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effects have been identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

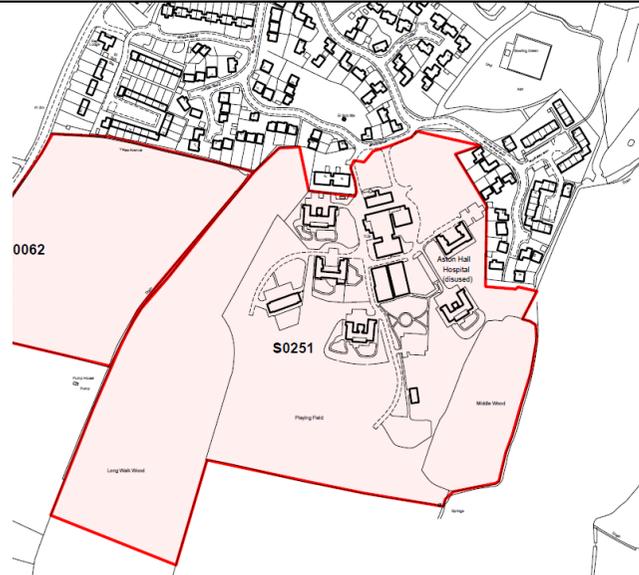
### Site 3: S0251, Former Aston Hall Hospital Site, Aston On Trent

#### 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?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- 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?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- The 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?	Yes	- There is no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of a significant number of homes including up to 30% affordable housing which could be used to place people identified as homeless within South Derbyshire.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- 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?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is derelict and previously developed, although there are no identified empty homes on this site.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would deliver new 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).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling to facilities in the villages and neighbouring wildlife sites.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located at Aston, and Shardlow. Facilities in Aston are part time only but would be easily accessible from this site. (within 800m)</li> <li>- Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of 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.</li> <li>- The site could connect to an existing PROW network in this area.</li> <li>- Development could significantly improve access to sports and leisure provision in the village (albeit on a private basis).</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- The site is frequently subject to vandalism, including fire setting. Redevelopment of the site could make a significant positive impact in reducing ASB in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Chellaston Academy, which is at capacity and cannot extend to accommodate growth. However, the scale of this site is unlikely to have a significant impact on this school.</li> <li>- There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire.</li> <li>- There are proposals to deliver a new secondary school on the edge of Derby.</li> <li>- The nearest primary school is Aston on Trent Primary School, although the capacity details are currently unknown.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</li> </ul>
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> </ul>	
To promote social inclusion and reduce inequalities, associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is well related to the 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.</li> <li>- 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.</li> <li>- Secondary School provision is at Chellaston Academy in Derby City, although this school cannot accommodate further growth.</li> <li>- There is an hourly bus service between Aston on Trent and Derby. However there is no evening service.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</li> </ul>	

To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The 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.</li> <li>- 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.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with strategic levels of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service between Aston on Trent and Derby. However, there is no evening service.</li> <li>- The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor.</li> <li>- The provision of additional PROW, on and around the site could improve accessibility in and around the village.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Superfast broadband expected in the village in 2014</li> </ul>	
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> <li>- Development would support the construction industry and other businesses involved in marketing and selling new homes during site build out.</li> <li>- Post development, the site would create new employment associated with the care village aspect of the development.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general rural diversification policy in the plan.</li> </ul>
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> <li>- Development would support the creation of construction based jobs on a temporary basis.</li> <li>- In the longer term, development would support the creation of new, permanent employment for carers and other related jobs.</li> <li>- It is unclear whether the jobs could be filled by local residents, or how many jobs would be created.</li> </ul>	
	Will it improve average incomes in the District?		<ul style="list-style-type: none"> <li>- The proposed development will have no or uncertain effects in respect of this objective.</li> </ul>	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		<ul style="list-style-type: none"> <li>- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create, or support additional or existing jobs related to finance, legal services and property services.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of appropriate policies in Plan to encourage/sustain/protect existing employment and commercial sites and premises</li> </ul>
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		<ul style="list-style-type: none"> <li>- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).</li> </ul>	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> <li>- Further housing growth 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.</li> </ul>	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure good connectivity to Aston village centre.</li> </ul>
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites</li> </ul>
	Will it provide potential to use locally available, natural resources and materials?		<ul style="list-style-type: none"> <li>- Development could support the use of locally produced and won materials, including aggregate and stone or locally produced construction materials, such as bricks or tiles.</li> </ul>	

To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		<ul style="list-style-type: none"> <li>- The site is previously developed and there is potential to reuse waste materials on site, during the construction phase.</li> <li>- New development would lead to a general increase in waste generation, during construction and operation phases of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Include requirements for sufficient waste and compost storage in a design, or waste policy in the Plan.</li> </ul>
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> <li>- New development could support improvements to waste recovery and recycling, through the provision of appropriate storage for bins and bring sites, although this is uncertain. (Further information required)</li> </ul>	
	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> <li>- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements which could accommodate all of the Districts recycling bins and receptacles.</li> </ul>	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> <li>- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.</li> </ul>	<ul style="list-style-type: none"> <li>- Include appropriate water efficiency and waste management policies in the Plan.</li> </ul>
	Will it help reduce the need for land won primary minerals, including sand and gravel?		<ul style="list-style-type: none"> <li>- There is potential to reuse demolition waste onsite as engineering fill, or secondary aggregates.</li> <li>- The use of materials used overall, could be reduced through the adoption of site waste management plans.</li> <li>- There is historic landfill on site, It is unclear whether this could have implications in respect of waste generation.</li> </ul>	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> <li>- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations.</li> <li>- The developer's master plan indicates the use of a sustainable drainage system which will mimic natural drainage.</li> </ul>	
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Groundwater Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, light and water mitigation is included in the Plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increase illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints, as a result of the proximity of the site to the airport, the Donington Park Race Circuit and Shardlow Quarry.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is previously developed and will not result in any loss of productive agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- Sequential Test passed as site within flood zone 1.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- HER No 27751 located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to protect the setting of nearby listed buildings and conservation area.</li> </ul>

To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will 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.</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing local public rights of way, cycle routes and the Trent Mersey Canal beyond</li> <li>- Appropriate heritage surveys undertaken prior to development.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly brownfield and derelict and would require remediation prior to development.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That sites deliver biodiversity gain in line with objectives of national planning policy</li> <li>- Inclusion of appropriate remediation policy in the plan.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities).</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements such as existing development to the north, woodland to the east and west and hedgerows to the south.</li> <li>- Hedgerows, trees or other landscape elements would contribute towards integrating new development into the local landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- 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.</li> </ul>	

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?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County wildlife sites within 500m of this site.	
	Could development affect protected species or BAP priority species?	No	- 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	- 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?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- 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.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- 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?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- 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	- 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 (within 3km), Willington (Repton Road) and Mickleover (Vicarage Road), all of which are accepting new patients. - Development could help fund improvements to local medical facilities, although it is unlikely that new facilities would be delivered in Etwall.	
	Will it promote healthy lifestyles?		- 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?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes (surface water only)</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, light and water mitigation is included in the Plan Need for buffer between STW and any other development in policy</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards air quality improvements locally.</li> <li>- Development could increase odour complaints, as a result of the proximity of the site Sewage Treatment Works.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints, as a result of the proximity of sites to the A50 and A516.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located outside of areas at fluvial flood risk and is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- 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*</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that new housing is steered away from areas of identified flood risk.</li> <li>- Exceptions test required if selected</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is relatively well located in respect of local service provision within Etwell 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- It is unclear whether there is potential for in ground archaeology in this area.</li> <li>- HER 19804 (ridge and furrow) located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- None identified</li> </ul>
To improve access to the cultural heritage of the District, for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development would have an uncertain impact in respect of these objectives.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing local public rights of way, cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That sites deliver biodiversity gain in line with objectives of national planning policy</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Council's area of multiple environmental sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is 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.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effects have been identified due to the lack of information held regarding the potential site design and layout.</li> </ul>	

## 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?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible. - 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)?	Yes	- There are no County wildlife sites within 500m of this site.	
	Could development affect protected species or BAP priority species?	No	- 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)?	No	- 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?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- 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?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- 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?	Yes	- The site could contribute to overall housing need, in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- 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	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development will secure the provision of an upgraded cricket pitch and associated pavilion. Development proposals will also deliver new informal open space provision.</li> <li>- The previous cricket pitch will be partially used to extend the burial grounds of the local church.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Existing healthcare facilities are located at Hilton (Welland Road 3km away), Willington (Repton Road), and Mickleover (Vicarage Road) all of which all are accepting new patients.</li> <li>- Development could help fund improvements to local medical facilities, although it is unlikely that new facilities would be delivered in Etwall.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development will have uncertain effects in respect of the highways safety in respect of the local highways network.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is John Port in Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth.</li> <li>- Etwall primary has no capacity for growth, but is able to accommodate limited growth through expansion.</li> <li>- It is unclear whether school expansion could be delivered in a timely fashion, to meet the needs of development as it arises.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</li> </ul>
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area – there is an identified shortfall within Etwall.</li> <li>- There are below average levels of deprivation within Etwall. Etwall is amongst the 20% of the least deprived areas in the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The sites are located adjacent, or close to the village, and within 800m of a range of facilities in Etwall.</li> <li>- 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.</li> <li>- There are employment opportunities at Dove Valley, Burnaston, Hilton and in Derby.</li> <li>- There is a half hourly bus service (with an hourly evening service) connecting Etwall with Derby and Burton.</li> <li>- There is a multi-user greenway that connects Etwall to Hilton and Mickleover.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development 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.</li> </ul>	
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?		<ul style="list-style-type: none"> <li>- Etwall has good access to the A516 and the A50.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with very large scale development.</li> <li>- Development would have an uncertain effect on the local road network.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a 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.</li> <li>- There is a multi-user greenway that connects Etwall to Hilton and Mickleover.</li> <li>- The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are no known strategic issues in this area 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.</li> <li>- Coverage of superfast broadband expected by 2016.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses, or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the 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 Etwell 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?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes (surface water only)</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents from noise/light from outdoor recreation facilities proposed on site</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination, locally during site development and occupation but this would be consistent with surrounding land uses.</li> <li>- Overall development is unlikely to have any notable impact in respect of light pollution.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact on air quality.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site would lead to the partial loss of greenfield, agricultural land.</li> <li>- Land is not classed as best and most versatile being grade 3b and lower</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The 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.</li> <li>- Sequential Test passed as site within flood zone 1.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that new housing is steered away from areas of identified flood risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. A SUDS is included as part of the drainage strategy for the site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- It is unclear whether there is potential for in ground archaeology in this area.</li> <li>- No HERS records within this site</li> </ul>	<ul style="list-style-type: none"> <li>- None identified</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development would have an uncertain impact in respect of these objectives.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing local public rights of way, cycle routes and Etwall village centre.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That sites deliver biodiversity gain in line with objectives of national planning policy</li> <li>- Ensure development protects the setting of Etwall lodge.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Council's area of multiple environmental sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is 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.</li> <li>- Hedgerows, trees or other landscape elements would be retained and contribute towards integrating new development into the landscape.</li> <li>- 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.</li> </ul>	

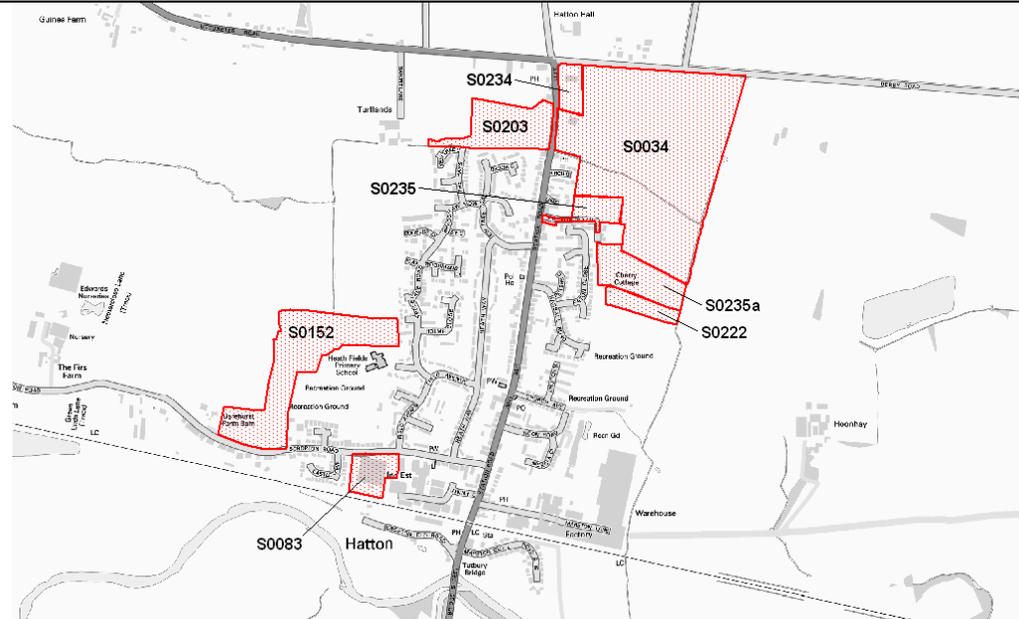
## Site 6: S0034, S0234, S0235, S0235a, S0222: Rear of the Salt Box Café Hatton (Land North East of Hatton)

### 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?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- 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?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided 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?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	No	- 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?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to 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, 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 of 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.	

To achieve stable 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?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone southern edge of the site falls within the total catchment of a GPZ.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policy is included in the plan</li> <li>- Ensure the provision of an appropriate development free easement along the watercourse which flows through the site</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> <li>- Overall development is unlikely to have any notable impact in respect of light pollution.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site would lead to the partial loss of greenfield, agricultural land.</li> <li>- Based on agricultural land classification held by the Council this land appears to be Grade 3b and as such not best and most versatile.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site 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.</li> <li>- Site would require sequential test following update to flood mapping locally.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development contributes to the ongoing maintenance of recently completed flood works</li> <li>- Exceptions test required</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- Development could help manage climate change impacts associated with flooding locally.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There is no conservation area in Hatton.</li> <li>- There are no listed buildings likely to be affected by housing development on this site.</li> <li>- 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</li> <li>- HERS 20309 within the site (ridge and furrow)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure site is designed to protect the setting of heritage assets in the vicinity.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- No opportunities to improve access to historic or cultural assets are identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing local public rights of way, cycle routes and local village centre.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That sites deliver biodiversity gain in line with objectives of national planning policy</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements to the north and west but open to the east.</li> <li>- The site includes a significant outgrown hedgerow and trees along the western edge of the site.</li> <li>- All sites could contribute towards green infrastructure provision.</li> </ul>	

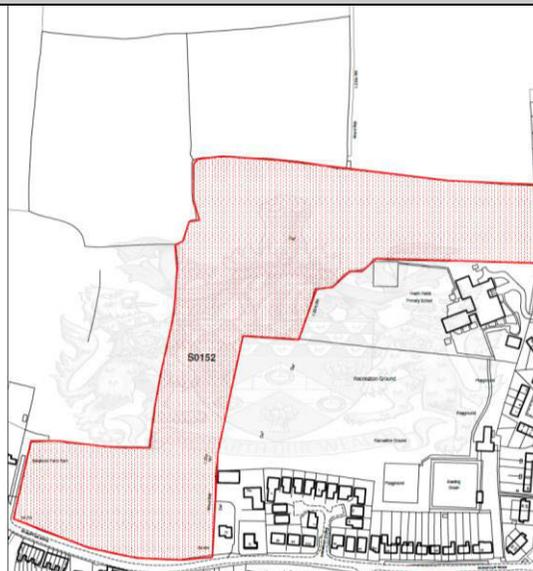
## Site 7: S0152: Scropton Road Hatton.

### 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?	Yes	- 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.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- 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?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided 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?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	No	- 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?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- The site would have an uncertain effect in respect of delivering new informal open space and sports provision.</li> <li>- There is an existing recreation ground within 400m of this site (depending on access).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and the village centre</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Existing healthcare facilities are located at Tutbury, located around 1.5km from the site.</li> <li>- It is unclear whether strategic growth could support the delivery of new medical facilities locally.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of the village centre, primary school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There appear to be no known issues with crime and antisocial behaviour across identified sites.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development 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.</li> <li>- Development may also contribute towards reducing HGV movements through the village.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is John Port at Etwell, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth.</li> <li>- The nearest primary school is Hatton Primary School. This school has room for expansion.</li> <li>- It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development as it arises.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</li> </ul>
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- There are employment opportunities in Hatton itself, as well as Church Broughton, Bus stops are located within 400m of the site on Scropton Road.</li> <li>- 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.</li> <li>- The village has a railway station with an hourly service to Derby and Crewe.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network which is limited to the north east of Hatton.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision in the village and could support existing shops and other services in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Hatton has good access to the A511 and the A50.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with very large scale development.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is 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.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network.</li> <li>- Hatton is one of only two villages in the District which has a train station.</li> <li>- 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.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network, which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth.</li> <li>- Coverage of Superfast Broadband expected 2015</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise mitigation is included within any allocation.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> <li>- Overall development is unlikely to have any notable impact in respect of light pollution.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Based on agricultural land classification held by the Council this land appears to be Grade 3b and as such not best and most versatile.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site 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.</li> <li>- Site would require sequential test following update to flood mapping locally.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development contributes to the ongoing maintenance of recently completed flood works</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is 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.</li> <li>- Development could help manage climate change impacts associated with flooding locally.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There is no conservation area in Hatton.</li> <li>- There are no listed buildings likely to be affected by housing development on this site.</li> <li>- 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.</li> <li>- HER 20112 (ring ditch linear feature, boundary ridge and furrow) within site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that sites are designed and implemented to minimise impact on the setting of Tutbury Castle.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- No opportunities have been identified to improve access to historic or cultural assets.</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That further assessment of the individual site is undertaken as the Plan progresses.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is relatively poorly contained by existing landscape elements, such as trees and hedgerows to the west and lacks any natural screening to the north.</li> <li>- The site could offer potential to strengthen existing landscape elements.</li> <li>- The site could contribute towards green infrastructure provision.</li> </ul>	

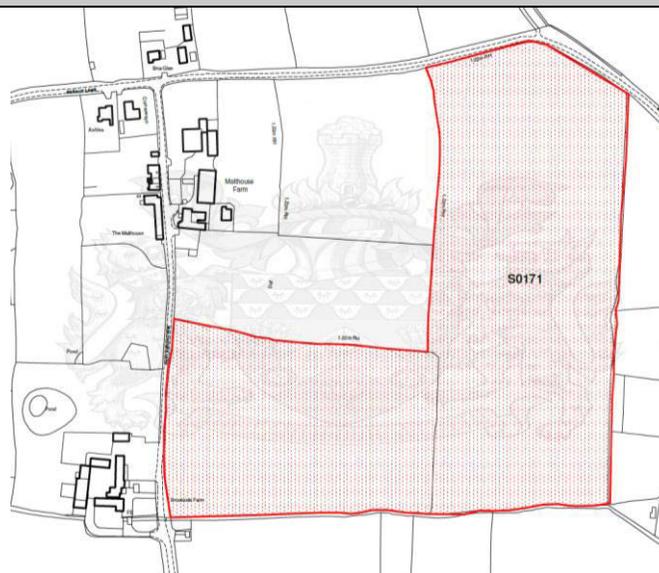
## Site 8: S0152: Land at Breach Lane and Malthouse Lane, Hatton.

### 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?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- 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?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided 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?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide delivery of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	No	- 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?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- The site would have an uncertain effect in respect of delivering new informal open space and sports provision.</li> <li>- There is an existing recreation ground located 1000m to the south of this site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and the village centre</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Existing healthcare facilities are located at Tutbury, which is around 3km from the site.</li> <li>- It is unclear whether strategic growth could support the delivery of new medical facilities locally.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located more than 1200m from the village centre and primary school and 1000m from a sport pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- No known issues with crime and antisocial behaviour across identified sites.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development 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.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is John Port at Etwell, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth.</li> <li>- The nearest primary school is Hatton Primary School. This school has room for expansion.</li> <li>- It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development as it arises.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</li> </ul>
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is 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.</li> <li>- 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.</li> <li>- The village has a railway station with an hourly service to Derby and Crewe.</li> <li>- The provision of additional pedestrian links could improve the local PROW network around the northern edge of the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision in the village and could support existing shops and other services in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Hatton has good access to the A511 and the A50.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with very large scale development.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is 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.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network.</li> <li>- Hatton is one of only two villages in the District which has a train station.</li> <li>- 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.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network, which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth.</li> <li>- Superfast broadband coverage expected June 2015.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the 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?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but will be broadly consistent with surrounding land uses.</li> <li>- Overall development is unlikely to have any notable impact in respect of light pollution.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact in respect of noise pollution locally.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site would lead to the partial loss of greenfield, agricultural land.</li> <li>- No data is held in respect of ALC in this area. The loss of some BMV agricultural land is assumed.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within 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.</li> <li>- Site is mostly located in flood zone 1 and development could be steered to FZ1. Site passes the sequential test.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development contributes to the ongoing maintenance of recently completed flood works</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is poorly 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There is no conservation area in Hatton.</li> <li>- There are no listed buildings likely to be affected by housing development on this site.</li> <li>- There may be limited potential for development to effect the setting of Tutbury Castle (a SAM and listed building)</li> <li>- NO HERS records on site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that sites are designed and implemented to minimise impact on the setting of Tutbury Castle.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- There appear to be no opportunities identified to improve access to historic or cultural assets.</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That further assessment of the individual site is undertaken as the Plan progresses.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is poorly contained by existing landscape elements and development, although there are hedgerows and hedgerows trees on the site periphery.</li> <li>- The site could offer potential to strengthen existing landscape elements.</li> <li>- The site could contribute towards green infrastructure provision.</li> </ul>	

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

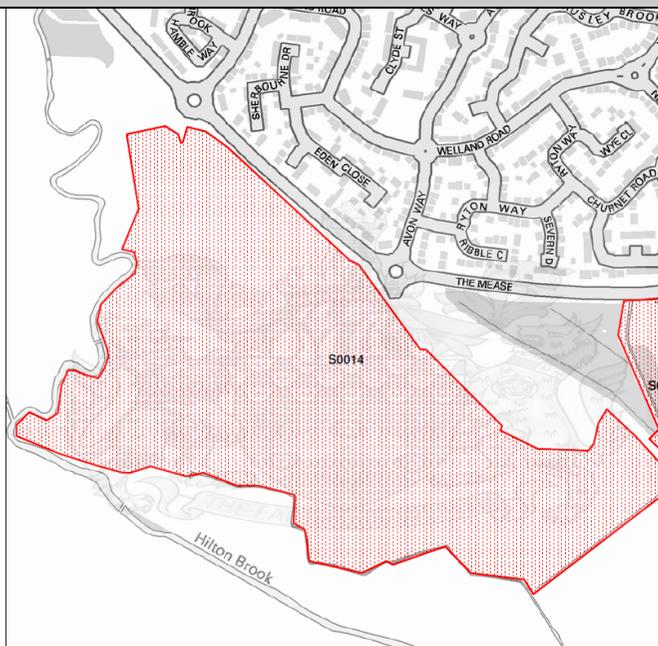
### Description:

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?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- SD302 (Egginton Disused Railway Line) and SD335 (Egginton Junction Gravel Pit) is located within 300m of the southern edge of the site. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and the village centre</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities are located In Hilton (Welland Road) (1200m) and Tutbury (&gt;3km) (Monk Street). Both are accepting new patients.</li> <li>- Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 400m of a sport pitch and within 1200m of the village school and local centre.</li> <li>- Could connect to an existing PROW network in this area.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Impacts are uncertain in respect of this objective.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand.</li> <li>- It is unknown whether this site would include proposals to bring forward a new primary school.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</li> <li>- Require provision of new primary school to meet local needs</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment, as in need of further homes.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The nearest bus stop is located less than 400m away from the site on Avon Way.</li> <li>- Local facilities include; shops, primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service.</li> <li>- Secondary School provision is at John Port.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a multi-user greenway that connects Hilton to Etwall and Mickleover.</li> <li>- The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel.</li> <li>- The site is well related to local bus service provision.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect or Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area.</li> <li>- Superfast broadband coverage expected to be delivered commercially by 2016</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the 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?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> <li>- Agricultural land classification maps indicate this is lower quality agricultural land and is grade 4 across the whole site.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located in an area identified as being of high flood risk and is undefended.</li> <li>- Development could increase the number of homes at flood risk locally.</li> <li>- Sequential test not passed.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflect flood risk in this area.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is relatively well located in respect of day to day retail needs; supermarket, health centre and employment (within 1200m) and is located within 400m of an hourly, or better bus service.</li> <li>- There is a strategic employment site within 2km of this site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- It is unclear whether there is potential for in ground archaeology in this area. (investigate HERS and former land use).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that sites are designed and implemented to minimise impact on cultural heritage features</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> <li>- No HERS on site</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield and will not reduce the amount of derelict or degraded land within the district.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities).</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements such as existing development, hedgerows and field trees close to the village edge.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effects identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision.</li> <li>- The site is around 500m from local open space provision and there may be potential to deliver qualitative and quantitative improvements to local provision as a result of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and the village centre</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located In Hilton (Welland Road, 600m) and Tutbury (&gt;3km) (Monk Street). Both are accepting new patients.</li> <li>- Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- Could connect to an existing PROW network in this area.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Impacts are uncertain in respect of this objective.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand.</li> <li>- It is unknown whether this site would include proposals to bring forward a new primary school.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</li> <li>- Require provision of new primary school to meet local needs</li> </ul>
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no direct effect against this objective, or if the business park site was included, could result in the loss of local jobs.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment, as being in need of further homes.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is well related to the existing village, and will be located within 600m of Hilton village centre. The nearest bus stops are located around 150m from the site on Derby Road.</li> <li>- 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.</li> <li>- Secondary School provision is at John Port.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads.</li> <li>- It is unclear whether the local road network has capacity to accommodate strategic levels of growth.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a multi-user greenway that connects Hilton to Etwall and Mickleover.</li> <li>- The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel.</li> <li>- The site is well related to nearby bus stops which are located within 150m of the site and would be served by an hourly, or better bus service (V1 and V2).</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area.</li> <li>- Superfast broadband coverage to be delivered commercially by 2016.</li> </ul>	

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

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- The proximity of the site to the A50 could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The larger site is predominantly greenfield, although taken together around a quarter of the site is previously developed and three quarters brownfield.</li> <li>- Agricultural land classification maps indicate the greenfield element of the site is lower quality agricultural land and is grade 3b across the whole site.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located in an area identified as being of low flood risk.</li> <li>- Limited potential for surface water flooding on site. This could be addressed through development.</li> <li>- Site is sequentially preferable in flood risk terms</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflect flood risk in this area.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is relatively well located in respect of day to day retail needs with; a supermarket, health centre and school within 600m and an hourly, or better bus service within 400m.</li> <li>- Employment land over 10ha is located within the village at Hilton Depot.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- It is unclear whether there is potential for in ground archaeology in this area.</li> <li>- Two HERS on site HER 20611 and 20613</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that sites are designed and implemented to minimise impact on cultural heritage features</li> </ul>
To improve access to the cultural heritage of the District, for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. Seek for information from the HERS record.</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is a mix of greenfield and previously developed land, with around a quarter of the site being previously developed.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- Site is generally well contained by existing development and transport routes</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development and the A50.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

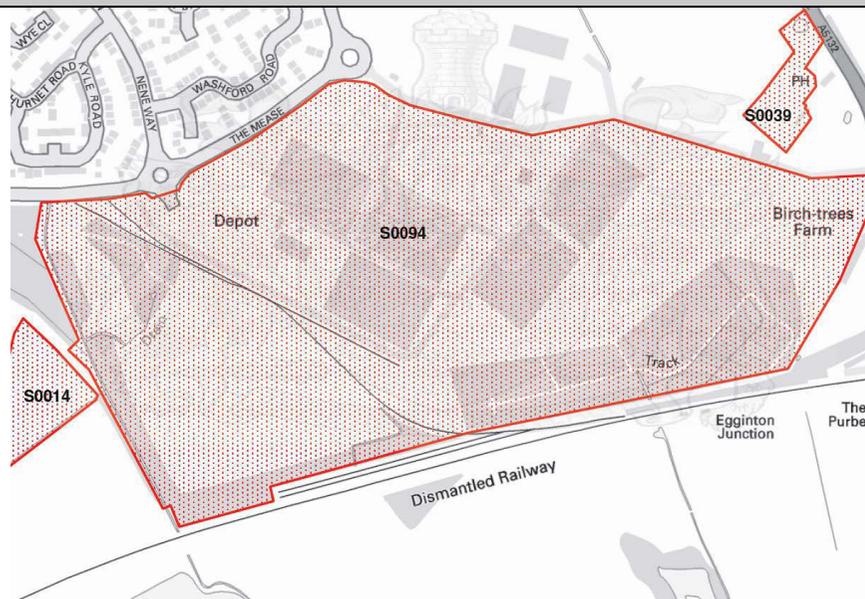
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## Site 11: S0094, Land at Hilton Depot, Hilton.

### 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 is in single ownership and there is high developer interest on the site.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife/geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- 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	- 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)?	Yes	- 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?	Yes	- There are no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. - 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?	Yes	- 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?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would deliver new open space and sports provision including allotments, informal open space, and parks, as well as sports pitches to serve the proposed primary school</li> <li>- Site is adjacent to an existing recreation ground to the South of the Mease and within 800m of the Peacroft Lane. It is unclear whether and there may be potential to deliver qualitative and quantitative improvements to existing local provision as a result of development</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and the village centre</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities are located in Hilton (Welland Road) (700m) and Tutbury (&gt;3km) (Monk Street). Both are accepting new patients</li> <li>- Both provides space for new GP surgery if required</li> <li>- Development could help fund improvements to local medical facilities</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- Could connect to an existing PROW network in this area</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- The site is located within 400m of a sport pitch and within 1200m of the village school and local centre.</li> <li>- Could connect to an existing PROW network in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth.</li> <li>- The site includes proposals for a primary school to be developed to meet the sites needs</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</li> <li>- Require provision of new primary school to meet local needs</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would lead to the net loss of around 12ha of employment land, although existing sites only generate around 150 jobs.</li> <li>- It is likely despite a loss of land post development the site would generate 500-550 jobs</li> <li>- Site could therefore have an uncertain, but potentially positive effect against this objective</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment as in need of further homes.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is well related to the existing village, and will be located within 800m of Hilton village centre, the nearest bus stops are located within 400m on Avon Way.</li> <li>- 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.</li> <li>- Secondary School provision is at John Port.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth would support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</li> <li>- It is unclear whether development will support improvements to public transport provision</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads.</li> <li>- Local Road Network (ie. Derby Road/ A5132 Egginton Road roundabout junction) is unlikely to operate within its capacity by 2022 without mitigation</li> <li>- This mitigation can be incorporated within the highway boundary achieved through removing the hatching on this arm to create an entry width of over 6m, increased from 4.3m. This will bring the junction into capacity</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</li> <li>- Require site links to adjacent cycle route to the north of the site.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a multi-user greenway that connects Hilton to Etwell and Mickleover.</li> <li>- The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel.</li> <li>- The site is well related to nearby bus stops which are located within 400m of the site and would be served by an hourly or better bus service (V1 and V2)</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network</li> <li>- Development may also require improvements to the local water supply network which would be served by South Staffordshire Water</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network although capacity improvements would be required to support growth if a number of sites come forward in this area.</li> <li>- Superfast broadband coverage expected to be delivered commercially by 2016</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> <li>- Could support construction industry and other businesses involved in marketing, selling new homes. During site build out.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general rural diversification policy in the plan.</li> <li>- Ensure that employment losses as a result of site development are offset by the provision of additional employment land.</li> </ul>
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> <li>- Development would support the creation of construction based jobs on a temporary basis and new warehousing, commercial and industrial jobs post development.</li> <li>- 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</li> </ul>	
	Will it encourage economic diversification?		<ul style="list-style-type: none"> <li>- Uncertain effect identified</li> </ul>	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?		<ul style="list-style-type: none"> <li>- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis)</li> <li>- It is unclear whether jobs would help increase the number of jobs in sectors with relatively low levels of employment in the district</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of appropriate policies in Plan to encourage/sustain/protect existing employment and commercial sites and premises</li> </ul>
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		<ul style="list-style-type: none"> <li>- Employment losses would lead to the notional loss of site.</li> <li>- Any losses would need to be made up elsewhere to ensure the delivery of sufficient employment land through the plan</li> </ul>	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> <li>- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and surrounding villages</li> </ul>	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> <li>- Development may help support existing shopping provision in the village</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure connectivity to Hilton village centre.</li> </ul>
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		<ul style="list-style-type: none"> <li>- Site is previously developed and would facilitate the removal of a number of very large warehouses which were built for storage purposes when the site was used as a ordnance depot</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites</li> </ul>
	Will it provide potential to use locally available natural resources and materials?		<ul style="list-style-type: none"> <li>- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.</li> </ul>	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		<ul style="list-style-type: none"> <li>- There may be opportunity to reuse demolition waste on site within any development proposals</li> <li>- New development would lead to a general increase in waste generation during construction and operation phases of development</li> </ul>	<ul style="list-style-type: none"> <li>- An appropriate design policy could help ensure that sufficient recycling space is included in new development.</li> </ul>
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> <li>- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain.</li> </ul>	
	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> <li>- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles. This is likely to be considered through detailed planning applications.</li> </ul>	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Include appropriate water efficiency and waste management policies in the Plan.</li> </ul>
	Will it help reduce the need for land won primary minerals including sand and gravel?		<ul style="list-style-type: none"> <li>- There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme.</li> </ul>	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> <li>- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. This issue would be determined during detailed applications for development.</li> </ul>	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development has potential to deliver water quality improvements locally on site through the removal of existing culverts on site or restoring local water courses to a more natural profile.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location and adjacent commercial uses</li> <li>- Ensure culvert on site is opened up.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> <li>- The proximity of the site to existing and proposed employment could increase light pollution complaints</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> <li>- The proximity of the site to existing and proposed employment could noise complaints</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is previously developed and would require remediation prior to proposed mixed use development</li> <li>- Site development could lead to the loss of around 7ha of land which is thought to be used for grazing despite brownfield status</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The proposed development site benefits from the River Dove flood alleviation scheme. Environment Agency modelling shows that the flood flow path across The Mease and into the site will no longer be present once the Alleviation scheme is completed.</li> <li>- A floodplain compensation scheme is proposed this will ensure all parts of the development are outside of the floodplain without removing floodplain volume. Site will slightly increase floodplain storage locally.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects and mitigates flood risk in this area.</li> <li>- Open up culverted water course within site</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at appropriate levels. It is likely that an engineered SUDS system will be utilised to convey surface waters off site into a local water course.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is 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</li> <li>- 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</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of any listed buildings in Hilton.</li> <li>- Highly unlikely to be below ground archaeology given historic site use and development</li> <li>- No HERS on site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that sites are designed and implemented to minimise impact on cultural heritage features</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an uncertain effect.</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Yes, site would allow intensification of existing use and would enable site remediation.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That further assessment of the individual site is undertaken as the Plan progresses.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities)</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- Site is well contained by existing landscape elements such as existing development to the north, the disused railway and woodland to the south and woodland to the north west.</li> <li>- Retention of significant woodland buffer to the south would contribute towards integrating new development into the landscape.</li> <li>- Site would contribute towards green infrastructure provision including new open space provision</li> </ul>	

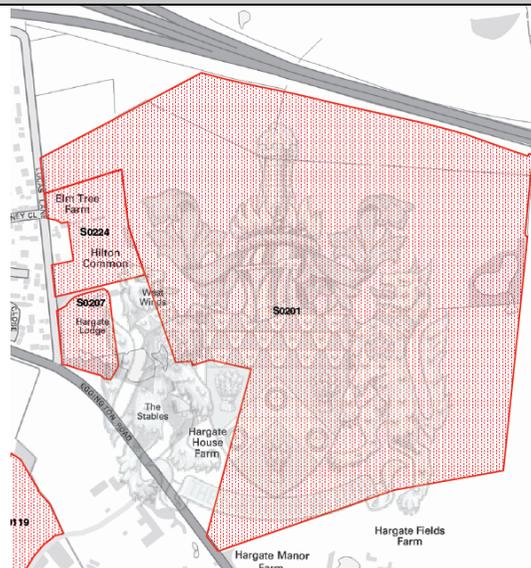
## Site 12: S0201, S0224 Land at Hilton Depot and Lucas Lane, Hilton.

### 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?	Orange	- 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.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Red	- There is a county wildlife site within site S0201 (SD067 Etwall Railway Pond).	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- 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?	Green	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Orange	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- 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?	Red	- 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?	Red	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities		

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision.</li> <li>- The site is around 1200m from local open space provision and there may be potential to deliver qualitative and quantitative improvements to local provision, as a result of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and the village centre</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located in Hilton (Welland Road, 800m) and Tutbury (&gt;3km, Monk Street). Both are accepting new patients.</li> <li>- Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 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.</li> <li>- Could connect to an existing PROW network in this area.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Impacts are uncertain in respect of this objective.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand.</li> <li>- It is unknown whether this site would include proposals to bring forward a new primary school.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</li> <li>- Require provision of new primary school to meet local needs</li> </ul>
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no direct effect against this objective.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment, as in need of further homes.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is 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.</li> <li>- 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.</li> <li>- Secondary School provision is at John Port.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads.</li> <li>- It is unclear whether the local road network has capacity to accommodate strategic levels of growth.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a multi-user greenway that connects Hilton to Etwall and Mickleover.</li> <li>- The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel.</li> <li>- The site is 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).</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network, which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area.</li> <li>- Superfast broadband to be delivered commercially by 2016.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the 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?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- The proximity of the site to the A50 could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> <li>- Agricultural land classification maps indicate that the site is lower quality agricultural land and is grade 3b across the whole site.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located in an area identified as being of low flood risk. Some potential for surface water flooding on site. This could be addressed through development.</li> <li>- Site is sequentially preferable in flood risk terms</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflect flood risk in this area.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- The site is relatively well located in respect of day to day retail needs with a supermarket, health centre and school within 600m and hourly, or better bus service within 400m.</li> <li>- Employment land over 10ha is located within the village at Hilton Depot.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- It is unclear whether there is potential for in ground archaeology in this area. (Investigate HERS and former land use).</li> <li>- No HERS within the site although adjacent to HER 99013</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that sites are designed and implemented to minimise impact on cultural heritage features</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements such as existing development and A50 to north and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape on the more open eastern section of the site.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

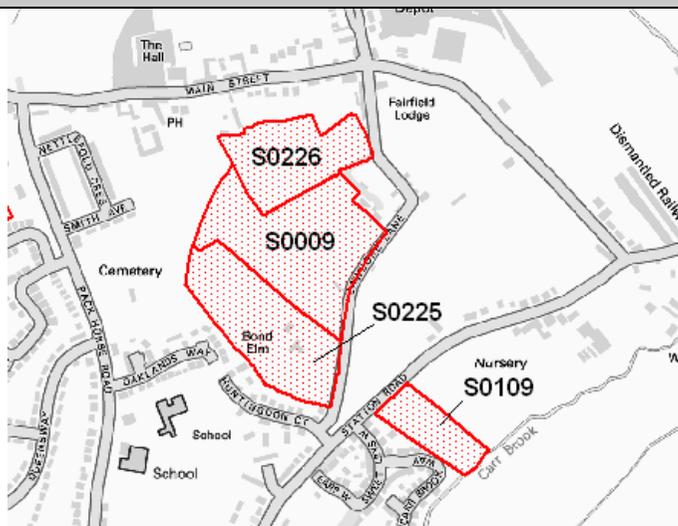
Version 1c

## Site 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?	Yes	- 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.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- 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?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the sites will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision.</li> <li>- The nearest recreation ground (Cockshut Lane) is located 1.5km from this site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and the village centre</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Existing healthcare facilities are located at Melbourne (Penn Lane 1km), Aston (Bell Avenue, &gt;5km), and Chellaston (Rowallan Way, and Fellow Lands Way, &gt;5km), all of which are accepting new patients.</li> <li>- Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 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.</li> <li>- Could connect to an existing PROW network in this area.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> <li>- Would be largely determined by the design and layout of any site.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development would have an uncertain effect in respect of dealing with safety issues around the site.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Chellaston Academy, which is at capacity and cannot extend to accommodate growth.</li> <li>- There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire.</li> <li>- There are proposal to deliver a further secondary school on the edge of close to Derby to meet City and South Derbyshire needs</li> <li>- 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</li> <li>- Melbourne Junior School is nearing capacity and has only 25 additional spaces available.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</li> <li>- New secondary school to meet local needs from this broad area</li> </ul>
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The 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.</li> <li>- There are some local facilities including; shops and infant and junior school, community centre, post office, convenience shop, outdoor sports provision and library.</li> <li>- Secondary school provision is within Derby City, although Chellaston Academy cannot accommodate further growth.</li> <li>- There are employment opportunities in Derby City around Raynesway and in Castle Donington.</li> <li>- There is an hourly or better bus service operating from within 400m of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Melbourne has good access to the A514.</li> <li>- A number of roads in the village have capacity limitations, caused mainly by parked cars and otherwise narrow carriageways.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service between Swadlincote and Derby serving Melbourne.</li> <li>- The provision of additional pedestrian/cycle links could improve the already extensive local PROW network.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site alone, without further strategic infrastructure provision in respect of treatment works.</li> <li>- Severn Trent have indicated that some capacity improvements may be required to the sewerage network, to accommodate growth.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Superfast Broadband to be delivered commercially by 2016.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the 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 part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

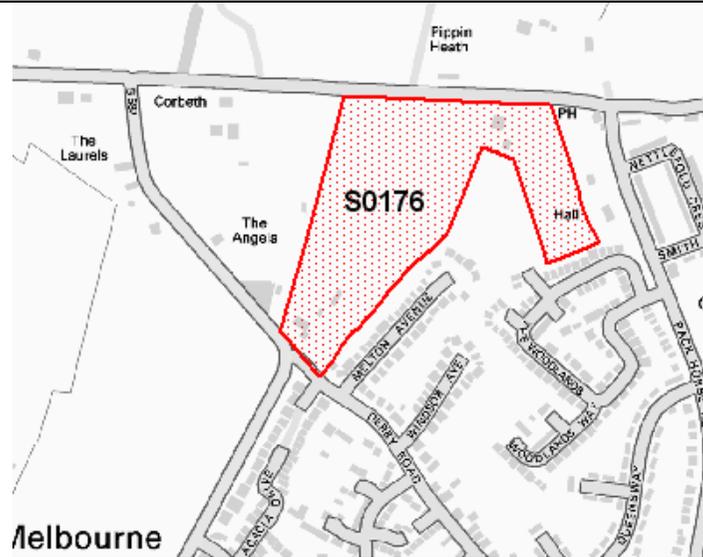
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes (surface water only)</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location and noise related impacts from surrounding poor neighbour uses.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints as a result of the proximity of sites to the airport and the Donington Park Race Circuit.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is almost entirely greenfield (0.04ha of the 7.5 ha site area of the combined site is identified as previously developed).</li> <li>- Based on agricultural land classification maps held by the Authority, the site is likely to be Best and Most Versatile Agricultural land (Grade 2)</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The 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.</li> <li>- Site development is unlikely to have any discernible impact in respect of this objective.</li> <li>- Site passes the sequential test.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development includes appropriate SUDS provision.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms; homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- It is unclear whether there is potential for in ground archaeology locally.</li> <li>- The loss of this area would lead to the coalescence of Melbourne and Kings Newton.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that sites are designed and implemented to minimise impact on listed buildings and Kings Newton Conservation Area</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- No HERS within site area</li> <li>- May be potential for below ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is almost entirely greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity</li> <li>- However, impacts would be significant due to the loss of the 'gap' between Melbourne and Kings Newton, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements such as existing development, roads and hedgerows.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision locally.</li> <li>- Uncertain effects have been identified, due to the lack of information held regarding potential site design and layout.</li> </ul>	

## 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?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no statutory wildlife sites within 300m of this site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is urban extension and will not bring empty homes back into use, or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the 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?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = Yes (in total catchment for GPZ).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location and noise related impacts from surrounding poor neighbour uses</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints, as a result of the proximity of the site to East Midlands Airport and the Donington Park Race Circuit.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> <li>- Based on agricultural land classification maps held by the Authority, the site is likely to be Best and Most Versatile Agricultural land (Grade 2).</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- Site development is unlikely to have any discernible impact in respect of this objective.</li> <li>- Sequential test passed.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development includes appropriate SUDS to manage flood risk</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is relatively well located in respect of day to day retail needs (800m) and primary school provision (800m) and Bus services (400m) , although the site is in excess of 4km of the nearest large scale employment areas, the site is also poorly related in respect of secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- Development is likely to affect the setting of a number of listed buildings located on the southern side of Main Street.</li> <li>- It is unclear whether there is potential for in ground archaeology locally.</li> <li>- Loss of this area could lead to the coalescence of Melbourne and Kings Newton.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that sites are designed and implemented to minimise impact on listed building and Kings Newton Conservation area.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Her site 23262 located within site (ridge and furrow)</li> <li>- Potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is almost entirely greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- However, impacts would be significant due to the loss of the 'gap' between Melbourne and Kings Newton, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements such as existing development, roads and hedgerows.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision locally.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

## 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?	Yes	- 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.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no statutory wildlife sites within 300m of this sites.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the 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?	Yes	- There are no regionally important geological sites within this area or within 1km of the sites.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Amber	<ul style="list-style-type: none"> <li>- Development has potential to deliver a mix of homes in respect of tenure and housing type. No</li> <li>- No data has been submitted by site promoters in respect of likely mix proposed on site</li> </ul>	
	Will it improve the suitability of new homes for older and/disabled groups?	Amber	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The 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?	No	- 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	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development is likely to deliver new local space and connect to existing informal local space owing to its National Forest Location.</li> <li>- Existing recreation provision within 800m of the site</li> <li>- It is unclear whether development will contribute to local sports provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes.</li> <li>- Include a general national Forest Policy to support open space and public access in the forest area.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Existing healthcare facilities are located at Castleton Park (1.5km), Darklands Surgery, Heartwood Surgery and Overseal Surgery (All &gt;4km), all of which are accepting new patients.</li> <li>- Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The sites are located within 800m of local recreation provision, and within 1500m of a local centre, and 1700m of a primary school (Linton Primary).</li> <li>- The site could connect to an existing PROW network in this area.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> <li>- Would be largely determined by design and layout of any site.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development would have an uncertain effect in respect of dealing with safety issues around the site.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary schools, are Pingle and William Allitt (William Allitt is full), although Pingle has some capacity to accommodate growth).</li> <li>- It is unclear whether a proposal of this scale could deliver a new primary school.</li> <li>- There may be potential to expand Linton Primary School to accommodate needs from growth in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The 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).</li> <li>- There are some local facilities (including convenience and other shops, outdoor sports provision and a health centre within 1.5km).</li> <li>- Secondary school provision is Pingle and William Allitt, both are around 4km from the site, Primary school Provision is 1.75km from the site.</li> <li>- There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 2km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure National Forest Policy.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a twice hourly bus service between Swadlincote and Burton Serving this area,</li> <li>- Off road cycling provision in this area is undeveloped.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- 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</li> <li>- There are no known requirements for additional water supply or electricity network improvements</li> <li>- Superfast Broadband is available commercially in this area.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- 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 Swadiincote 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?		<ul style="list-style-type: none"> <li>- Development of this nature unlikely to have significant impact on local water quality.</li> <li>- Ground Water Protection Zones = Partially located in total catchment</li> <li>- Nitrate Vulnerable Zones = Surface and Ground Water</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The sites are greenfield.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- Site development unlikely to have any discernible impact in respect of this objective.</li> <li>- Sequential Test passed.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that new housing is steered away from areas of identified flood risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform 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.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The sites are relatively poorly located in respect of the urban edge of Swadlincote.</li> <li>- 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).</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- It is unclear whether there is potential for in ground archaeology in this area.</li> <li>- NO HERS sites within area although site adjacent to HERS site (HER22203)</li> </ul>	<ul style="list-style-type: none"> <li>- None identified</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing local public rights of way, cycle routes. .</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The sites are greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That sites deliver biodiversity gain in line with objectives of national planning policy</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The sites are located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site 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.</li> <li>- Existing landscape elements could help integrate new development into the wider landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision locally, including forest planting.</li> <li>- Uncertain effects have been identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

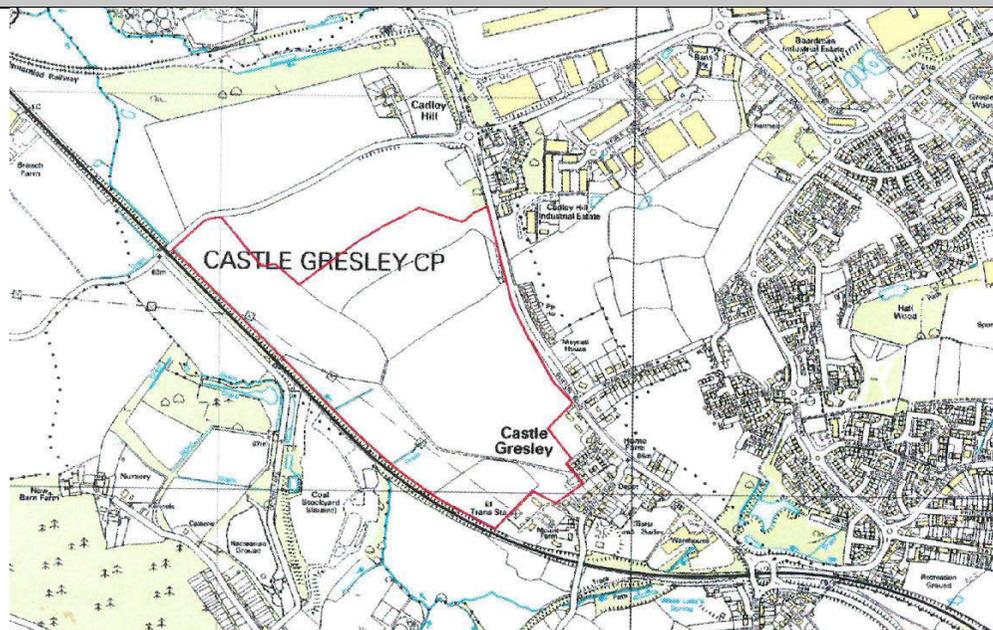
Version 1c

## 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?	Yes	- The site is not within 1km of a statutorily protected wildlife site such as SSI or SAC and is not in the catchment of the he River Mease SAC	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- Site is within 300m of two wildlife sites (SD306, Castle Mound) and SD360 (Whitelady Springs)	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain on all sites. The site is within the National Forest and site master plan indicates 30% tree planting on site together with new informal and formal open space and SUDS provision.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in Swadlincote and South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The site 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 to 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?		<ul style="list-style-type: none"> <li>- Development of this nature is unlikely to have any significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Groundwater and Surface Water</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Based on agricultural land classification maps held by the Authority land would be 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.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- This site is almost entirely located outside of an area at fluvial flood risk.</li> <li>- 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.</li> <li>- Site would pass the sequential test (subject to appropriate design)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that new housing is steered away from areas of identified flood risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is adjacent to existing committed development on the edge of Swadlincote.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- HERS site 17812 located within site (Castle Gresley Sand Pits, Smithy and Quarry)</li> </ul>	<ul style="list-style-type: none"> <li>- Direct development away from HERS site</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing local public rights of way, cycle routes. .</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is agricultural and development would lead to the loss of 26ha of productive land.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That sites deliver biodiversity gain in line with objectives of national planning policy</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- This site is located to the west of the A444 which forms the western extent of Swadlincote. Development past this defensible boundary could represent a significant intrusion into the countryside.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is bounded to the east by Burton Road and the Cadley Hill Site. And to the west by the National Forest Railway line.</li> <li>- The site lies within The National Forest and would contribute towards new tree planting and habitat creation which would account for &gt;30% of the site.</li> <li>- New strategic landscaping along the railway line and northern edge of site to reduce landscape effects</li> </ul>	

Version 1d