

Site Name:	Land at Rough Heanor Farm	Size (ha):	4.75
SHLAA /ELR Ref:	DER/0177		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The ‘Mickleover’ service operates at 8 per hour and takes 13 minutes to the City centre.		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The closest centre is the Littleover District Centre at an approximate radius of 1000 m although the walking distance is likely to be appreciably longer		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	Sainsbury’s is at a radius of 1000m but the journey to the store is 1.9 km.		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres)	The site is within 1.0 km radius of the Mickleover GP surgery on Uttoxeter Road, but the walk is 1.2 km.		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres)	All of the site is within an 800m walk of a pharmacy at the Royal Derby Hospital		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres)	The site is within 1.2 km radius of a dentist in Littleover District Centre, but the walk is around 1.4 km		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension)	The site is 200 m from the Royal Derby Hospital		1a, 2, 5, 9, 12,

			G = 0-15min public transport (less than 2.5km if urban extension)		
	How accessible is the site to the nearest primary school by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres)	An Individual Needs Primary School adjoins the site and the nearest mainstream primary school is 500 m away.	1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	Derby High School is 6 minutes by bus and Murray Park Community School is 7 minutes by bus	1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park		A = > 5000 metres G = < 5000 metres	The nearest City Park is at a radius of 2 km from the site	1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site is 3.6 km from Darley Abbey Park	1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?		R=>400 metres A = 200-400 metres G = 0-200 metres	The site is approximately 1.5 km from Clemson’s Park	The site adjoins existing local open space and proposed district standard open space on the Manor Kingsway site. 1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	400 m to Lonsdale Swimming Pool, but 800 m walk	1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The site is 300m from Uttoxeter Road where the ‘Mickleover’ service runs at 8 per hour.		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The total journey time on the ‘Mickleover’ and 73A bus will be 27 minutes which includes the walks to and from stops and bus transfer times on good connections.		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	The nearest cycle route is 300 m to the south-east along Uttoxeter Road.		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	The closest AQMA is approximately 0.5 km away		3

Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	4.3km from the site centre to the Kedleston Park SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation			4, 7, 13

			<p>A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation</p> <p>G = Not within or adjacent to the Green Belt</p>		
	Would allocation of the site lead to loss of any land within a Green Wedge?		<p>R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation</p> <p>A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation</p> <p>G = Not within or adjacent to Green Wedge</p>	Landscape and Visual Impact Assessment found that the site is not visible from any part of the Green Wedge and is not perceived to be part of it.	4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	<p>R = FZ3A OR 3B (DCC Maps)</p> <p>A = FZ2 (DCC Maps)</p> <p>G = FZ1 (DCC Maps)</p>			18, 3
Is the site within an area identified as being at risk from surface water flooding?	<p>R= Site is at risk of surface water flooding</p> <p>G= site is not at risk of surface water flooding</p>			18, 3
Would development of the site contribute to waste water capacity constraints?	<p>A = Site is located to the south or west of the River</p> <p>G = Site is not located to the south or west of River?</p>			18, 3

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	<p>A = Yes</p> <p>G = No</p>			10
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	<p>A = Yes</p> <p>G = No</p>	The Locally Listed Building will be retained entirely		10

Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	R = No, site is greenfield and not within or adjoining existing urban area A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.			5
Has the site been identified as being potentially contaminated?	R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health			3

Economic Growth				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	R = > 2km A = 1-2km G = <1km	Site close to Royal Derby Hospital, a major employer.		11
Would the allocation of the site result in a loss of employment space?	R = Allocation will lead to significant loss of on-site employment A = Allocation will lead to the loss of some on-site employment G = No loss of employment space			11
Would the allocation of the site result in the creation of new employment space?	N/A A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000 sq m G = Significant new employment floorspace (more than 5000 sq m) N/A = site is for housing only			11
Would the allocation of the site assist in the regeneration of deprived areas?	A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City			11

Physical Infrastructure & Utilities				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline?	R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)			9

Summary				
Part brownfield site. Generally good access to services when measured in a straight line but poor access to some recreational facilities – District Park and Neighbourhood Park. Other than impact on the Green Wedge, which development would intrude into, there are no impacts on biodiversity and green infrastructure. There may be constraints re wastewater capacity.				