

Willington Neighbourhood Plan

Site Options and Assessment

Willington Parish Council

February 2024

Quality information

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Abbreviations used in the report

BMV land	Best and Most Versatile agricultural land (Grades 1 to 3a)
DLUHC	Department for Levelling Up, Housing and Communities
Ha	Hectare
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SHELAA	Strategic Housing Economic Land Availability Assessment
SSSI	Sites of Special Scientific Interest
TPO	Tree Preservation Order
SDDC	South Derbyshire District Council
SDLP	South Derbyshire Local Plan

Executive Summary

The Willington Neighbourhood Plan, which will cover the whole of Willington Parish, is being prepared in the context of the adopted Local Plan which is made up of two parts: Part 1 (2016) & Part 2 (2017), and the emerging South Derbyshire Local Plan Review. The neighbourhood area was designated in 2020.

The parish is approximately six miles south-west of Derby and five miles north-east of Burton upon Trent. The village of Willington lies alongside the Trent and Mersey Canal, which forms a linear Conservation Area that runs east-west through the parish. There are a number of Grade II listed buildings in Willington, including the parish church and Willington Bridge, as well as a group of buildings in the south of the village. There are areas at high risk of flooding alongside the River Trent which runs just south of the village of Willington.

Whilst the housing requirement for Willington is currently not known as the emerging Local Plan is in its early stages, Willington is defined as a Key Service Village and it is expected that growth will be directed towards the parish in order to meet South Derbyshire's housing need. In addition, it is possible that the district will plan to accommodate unmet housing need from Derby. Willington Parish Council is therefore seeking to identify a suitable site or sites for residential allocation to address any future housing requirement. The Parish Council is also interested in understanding the suitability of sites to accommodate renewable energy production.

This report assesses six sites within the neighbourhood area which have been identified through the neighbourhood plan 'call for sites' process, the South Derbyshire Strategic Housing Economic Land Availability Assessment (SHELAA), and through a site identification exercise undertaken by the Neighbourhood Plan Steering Group.

This report concludes that one site, Site 106 – Land off Etwall Road, is potentially suitable for partial allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints.

The remaining five sites are unsuitable for allocation. However, three of these sites could potentially be allocated in full or in part if they were confirmed as available for development. These three sites are:

- Site WNP2 – Land at Dale Farm, Findern Lane
- Site WNP3 – DCC Willington Depot, The Castle Way and Land West of Ivy Close
- Site 138 – Willington Power Station

The report also provides recommendations on alternatives to site allocation should it not be possible to confirm availability for development for the proposed use.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with South Derbyshire District Council (SDDC), landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

1. Introduction

- 1.1 This report is an independent assessment of potential development sites for the Willington Neighbourhood Plan on behalf of Willington Parish Council (the 'Qualifying Body'). The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality. **Figure 1** provides a map of the designated Willington Neighbourhood Area, covering the whole Parish.
- 1.2 Willington is a village and civil parish situated in the South Derbyshire district of Derbyshire, England. Willington is located six miles southwest of Derby City and about five miles northeast of Burton upon Trent. The village is at the crossroads of the north-south B5008 and the east-west A5132. Willington Train Station is located in the centre of the village and provides connections to Birmingham, Nottingham, Derby and Gloucester. The village is also served by three bus routes linking Willington to Derby, Etwall, Littleover and Findern.
- 1.3 Willington had a population of 3,277 as of the 2021 census. The village is relatively well serviced, with several shops and restaurants, a church, village hall, community centre, a pre-school, primary school, playing pitches at Willington Football Club, and a small park and playground. The Mercia Marina is also located to the northeast of the parish, with the Willington Wetland Nature Reserve positioned between the south of the village and the River Trent.
- 1.4 Willington Parish is mostly located within the Trent Valley Washlands National Character Area which forms a linear band along the River Trent and is made up of a fragmented landscape of pastoral and arable farmland, intermixed with urban development, transport routes, and localised mineral extraction. Within this Character Area, Willington Parish is split between the Riverside Meadows landscape character type to the south, and the Lowland Village Farmlands to the north. The Riverside Meadows region is characterised by flat floodplains with meandering rivers and intensive permanent pasture while the Lowland Village Farmlands has a gently rolling topography with mixed farmland and thinly scattered hedgerow trees. The southwestern portion of the parish is located within the Estate Farmlands landscape character type of the Melbourne Parklands National Character Area. This region is defined by a gently rolling plateau dissected by minor river valleys providing open views from elevated area over surrounding lower lying landscapes. The landscape is covered by mixed farmland as well as estate woodlands and scattered hedgerows.
- 1.5 There are eight listed properties in the parish, all of which are Grade II listed, including the Green Man Public House in the centre of the village, a cluster of listed structures is located to the south of the village, ranging from the 12th to the 19th centuries and the Church of St Michael. Willington Bridge, which forms part of the Willington Road extending into the parish of Repton, is also Grade II listed. The Trent and Mersey Canal, completed in 1777, runs through the Parish and was designated as a linear Conservation Area in May 1994. The canal was influential to the expansion of the village in the late 18th and early 19th centuries.

- 1.6 The neighbourhood area was designated in February 2020. A Call for Sites¹ was conducted by the Parish Council in December 2022 to encourage local residents and landowners to put forward potential development sites to the Neighbourhood Plan.
- 1.7 The purpose of this report is to produce a clear and evidence-based assessment as to whether the sites submitted through the Call for Sites are appropriate for allocation for their proposed uses in the emerging Neighbourhood Plan. It also includes a review of sites identified through the South Derbyshire Local Plan Strategic Housing Economic Land Availability Assessment (SHELAA)² to ensure that all possible sites have been considered.
- 1.8 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.9 This assessment in itself does not allocate sites for development. It is the responsibility of Willington Parish Council to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select to best address development needs and Neighbourhood Plan objectives.

¹ Available at <https://www.willingtonparishcouncil.gov.uk/uploads/call-for-sites-december-2022.pdf>

² Available at <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/evidence-base-2/strategic-housing-and-economic-land-availability-assessment>

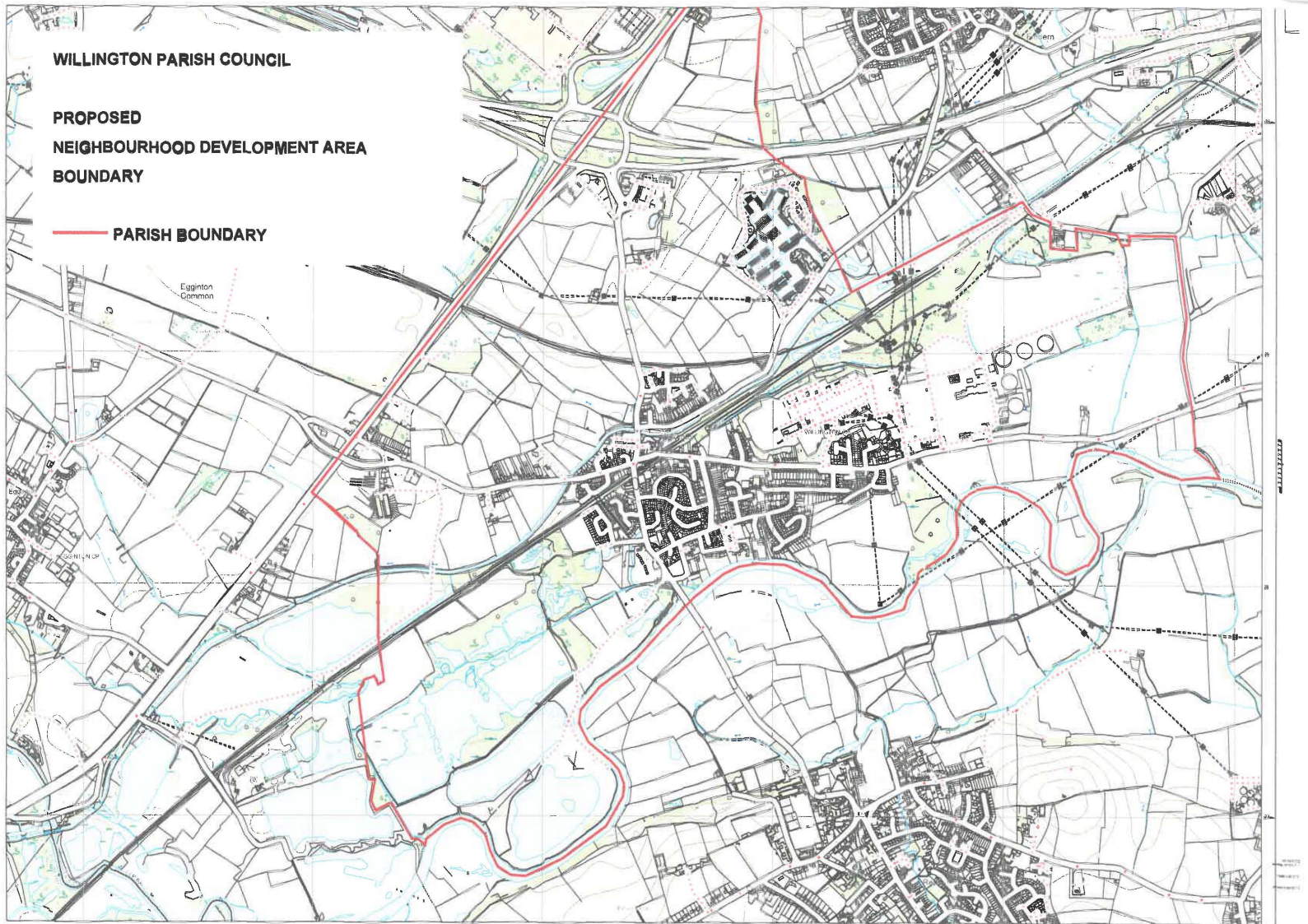


Figure 1.1 Willington Neighbourhood Area (Source: SDDC)

2. Methodology

2.1 The approach to site assessment is based on the Government's Planning Practice Guidance (Housing and Economic Land Availability Assessment³ and Neighbourhood Planning⁴) and Locality's Neighbourhood Planning Site Assessment Toolkit⁵. These all follow an approach of assessing sites for development based on whether the site is suitable, available and achievable. In this context, the methodology for identifying and assessing sites is presented below.

Task 1: Identifying sites for inclusion in the assessment

2.2 The first task is to identify which sites should be considered as part of the site assessment for the Willington Neighbourhood Plan. Sites were identified from three sources:

- The South Derbyshire SHELAA;
- The Willington Neighbourhood Plan call for sites; and
- Sites identified by Willington Neighbourhood Plan Steering Group.

2.3 13 sites were identified from the SHELAA (including one site allocated in the Local Plan). Three sites were submitted to the Neighbourhood Plan call for sites, of which two had previously been considered in the SHELAA. A further two sites were identified by the Steering Group. In total, the three sources yielded 16 sites.

2.4 An initial sift was carried out to remove sites which were in the open countryside and unconnected to the defined settlement boundary or built-up area of Willington, as development of these sites would be contrary to national and local planning policy on isolated development. Overlapping sites were also rationalised to ensure that assessments were not duplicated. This resulted in six unique sites being taken forward for assessment.

Task 2: Gathering information for site assessments

2.5 Sites which had not been previously assessed through the SHELAA were assessed using a site appraisal proforma based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁶ and the professional knowledge and experience of the consultant team. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.

2.6 The proforma enables a range of information to be recorded, including:

- General information:

³ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁴ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁵ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁶ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability
- 2.7 Following an initial desktop assessment, site surveys were carried out in person in October 2023 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.
- 2.8 Where sites were assessed through the SHELAA, the council’s assessments were reviewed to verify if the conclusions remained appropriate in the context of the Neighbourhood Plan. This process included consideration of any new evidence which had emerged since the SHELAA was produced.

Task 3: Site assessment

- 2.9 The desktop assessment and site survey information have been drawn together into a summary table which provides a ‘traffic light’ rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable for the proposed use:
- **Green** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
 - **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
 - **Red** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

Task 4: Indicative housing capacity

- 2.10 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to

understand if it is appropriate. If a figure has not already been put forward for the site, an indicative capacity figure has been provided to indicate the amount of development that would be appropriate for the site.

- 2.11 The indicative capacity has been calculated using an initial density of 25 dwellings per hectare (dph), based on the average density for sites in and adjacent to large villages set out in the SHELAA methodology⁷. Depending on the size of the site, a ratio has then been applied to account for the area of the site which is likely to be required for non-residential use (e.g. supporting infrastructure, community or other facilities), as set out in **Table 2.1**.
- 2.12 The indicative capacity allows for a consistent comparison of site capacity, but it should not be viewed as a recommendation on the content of a site allocation policy. Site-specific constraints, as well as discussions with the landowner over the type of development being proposed and the need for other uses to be accommodated on the site, should inform the number of homes to be delivered on any sites allocated in the Neighbourhood Plan.

Table 2.1 Calculation of site ‘developable area’ and density

Site area	Developable area (% of gross site area)	Indicative density (dph)
Up to 0.4 ha	90%	25
0.4 ha to 2 ha	80%	25
2 ha to 10 ha	75%	25
Over 10 ha	50%	25

⁷ Available at <https://www.southderbyshire.gov.uk/assets/attach/11039/SHELAA-Methodology.pdf>

3. Policy Context

- 3.1 The neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted Local Plan. It is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (December 2023)⁸ and is supported by Planning Practice Guidance (PPG)⁹. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is South Derbyshire District Council (SDDC). The key document making up the adopted statutory development plan for Willington is the Local Plan Parts 1 (adopted 2016) & Part 2 (adopted 2017). The Local Plan sets out a spatial strategy and vision for the district for the period from 2011 to 2028. It replaces the South Derbyshire Local Plan (1998).
- 3.5 All councils are required to revisit their Local Plans every five years. Therefore, SDDC is preparing the next Local Plan to cover the period following 2028. The 2022-2025 Local Development Scheme sets out a timetable for the production of the Local Plan Part 1 Review¹⁰. At the time of writing, no draft policies had been published as part of the Local Plan review.
- 3.6 The policies of particular relevance to development in Willington are set out below, but this report has regard to all other aspects of national and local planning policy where appropriate.

National Planning Policy

- 3.7 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social, and environmental objectives).
- 3.8 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.9 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.10 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the

⁸ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹ Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

¹⁰ Available at <https://southderbyshire.inconsult.uk/IssuesandOption/>

needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 3.11 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.12 **Paragraph 71** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to 1ha, consistent with paragraph 70a) suitable for housing in their area.
- 3.13 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.14 **Paragraph 123** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.15 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.16 **Paragraph 167** sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. **Paragraph 168** explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that development should not be allocated or permitted if there are reasonably available sites for the proposed development in areas with a lower risk of flooding.
- 3.17 **Paragraph 169** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.18 **Paragraph 181** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.19 **Paragraph 205** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight

should be given to the asset's conservation. **Paragraph 206** goes on to emphasises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

South Derbyshire Planning Policy

3.20 The Adopted Local Plan was prepared in two parts and covers the period 2011 to 2028. It sets the long-term vision, objectives, and strategy for the spatial development of South Derbyshire. It identifies development sites and contains policies for dealing with planning applications for a range of different types of development.

Local Plan Part 1 (2016)

3.21 Part 1 of the Local Plan is the strategic element of the Local Plan. The plan sets the amount of housing and employment development required within the district over the plan period, allocates strategic housing and employment sites and contains policies used in the determination of planning applications.

3.22 **Policy S4: Housing Strategy** states that provision will be made in the plan for at least 12,618 additional dwellings over the plan period.

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

- Part 1 – Strategic sites (greater than 99 dwellings) allocated to accommodate the majority of the housing target.
- Local Plan Part 2 – 600 dwellings will be allocated across non-strategic sites (less than 100 dwellings).

3.23 **Policy H1: Settlement Hierarchy** sets out that the level of development for each settlement will be of a scale appropriate to the size and role of that settlement. For development outside site allocations, the policy seeks to direct development towards Urban Areas adjacent to Derby and Burton upon Trent, and to the 10 Key Service Villages (including Willington). Within these two tiers of the settlement hierarchy, development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 25 dwellings.

3.24 **Policy SD2: Flood Risk** states that the Council will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a higher risk of flooding will only be considered where essential for regeneration or where development provides wider sustainability benefits to the community that outweigh flood risk.

3.25 **Policy SD3: Sustainable Energy and Power Generation** sets out that the Council will support renewable and other energy development and ancillary buildings or infrastructure subject to consideration of the proposal's environmental effects and impacts on the landscape or townscape character, ecology, the historic environment and cultural heritage assets. Proposals

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

- 3.26 **Policy BNE2: Heritage Assets** states that in seeking to protect, conserve, and enhance South Derbyshire's heritage assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time, particular attention will be paid to the heritage of the Trent Valley, including its prehistoric remains, ancient crossing points and the transport heritage of the Trent Navigation, Trent and Mersey Canal, and the railways.
- 3.27 **Policy BNE3: Biodiversity** states that the Local Planning Authority will support development which contributes to the protection, enhancement, management and restoration of biodiversity or geodiversity and delivers net gains in biodiversity wherever possible.

Local Plan Part 2 (2017)

- 3.28 The Local Plan Part 2 proposes non-strategic housing allocations and detailed development management policies.
- 3.29 **Policy SDT1: Settlement Boundaries and Development** defines Willington as a Key Service Village, with the defined settlement boundary shown in **figure 3.1** below. Outside of settlement boundaries and allocated sites, within the Rural Areas as defined in Policy H1, development will be limited to that considered acceptable inter alia by Policy BNE5.

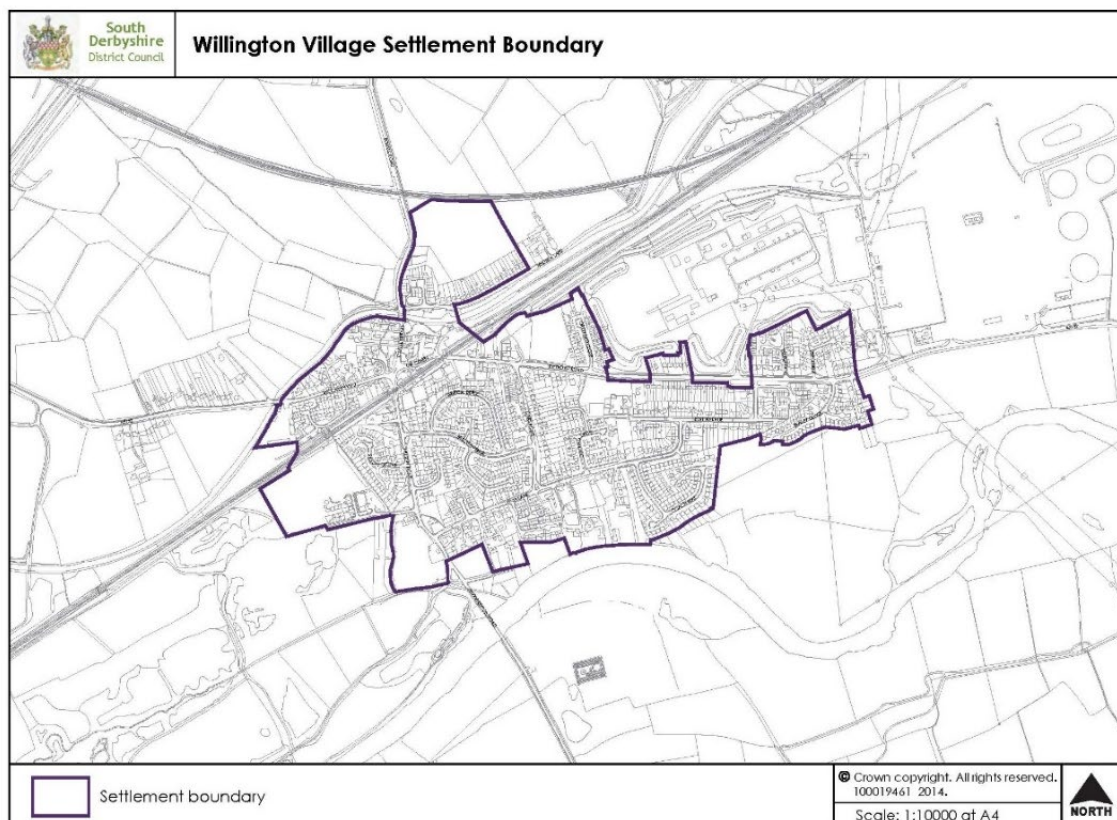


Figure 3.1 Willington Settlement Boundary (source: SDDC)

3.30 **Policy H23: Non-Strategic Housing Allocations** allocates sites for residential development, including Off Kingfisher Way, Willington (S/0266).

3.31 **Policy 23I** sets out the requirements for the site, shown in **Figure 3.3**:

- Around 50 dwellings.
- The provision of a dry access route to the north of the site onto Ivy Close should vehicular access be via Kingfisher Way.
- Connection to be made to the Public Right of Way on the northern boundary.
- A landscaping buffer introduced to the western boundary of the site.

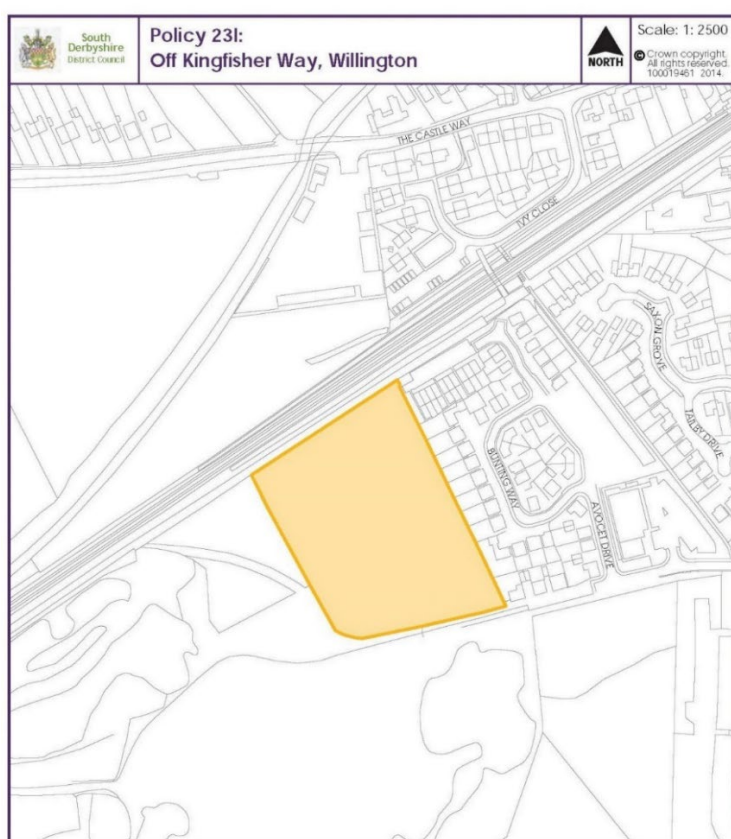


Figure 3.2 Local Plan Policy 23I (source: SDDC)

Evidence Base Documents

3.32 The relevant evidence base documents for Willington include:

- South Derbyshire Strategic Housing Economic Land Availability Assessment (SHELAA)¹¹;
- The Landscape Character of Derbyshire¹²; and
- Trent and Mersey Canal Conservation Area Character Statement 2014¹³.

¹¹ Available at <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/evidence-base-2/strategic-housing-and-economic-land-availability-assessment>

¹² Available at <https://www.derbyshire.gov.uk/site-elements/documents/pdf/environment/conservation/landscapecharacter/the-landscape-character-of-derbyshire.pdf>

¹³ Available at <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/conservation-listed-buildings-and-heritage/conservation-areas>

4. Site Assessment

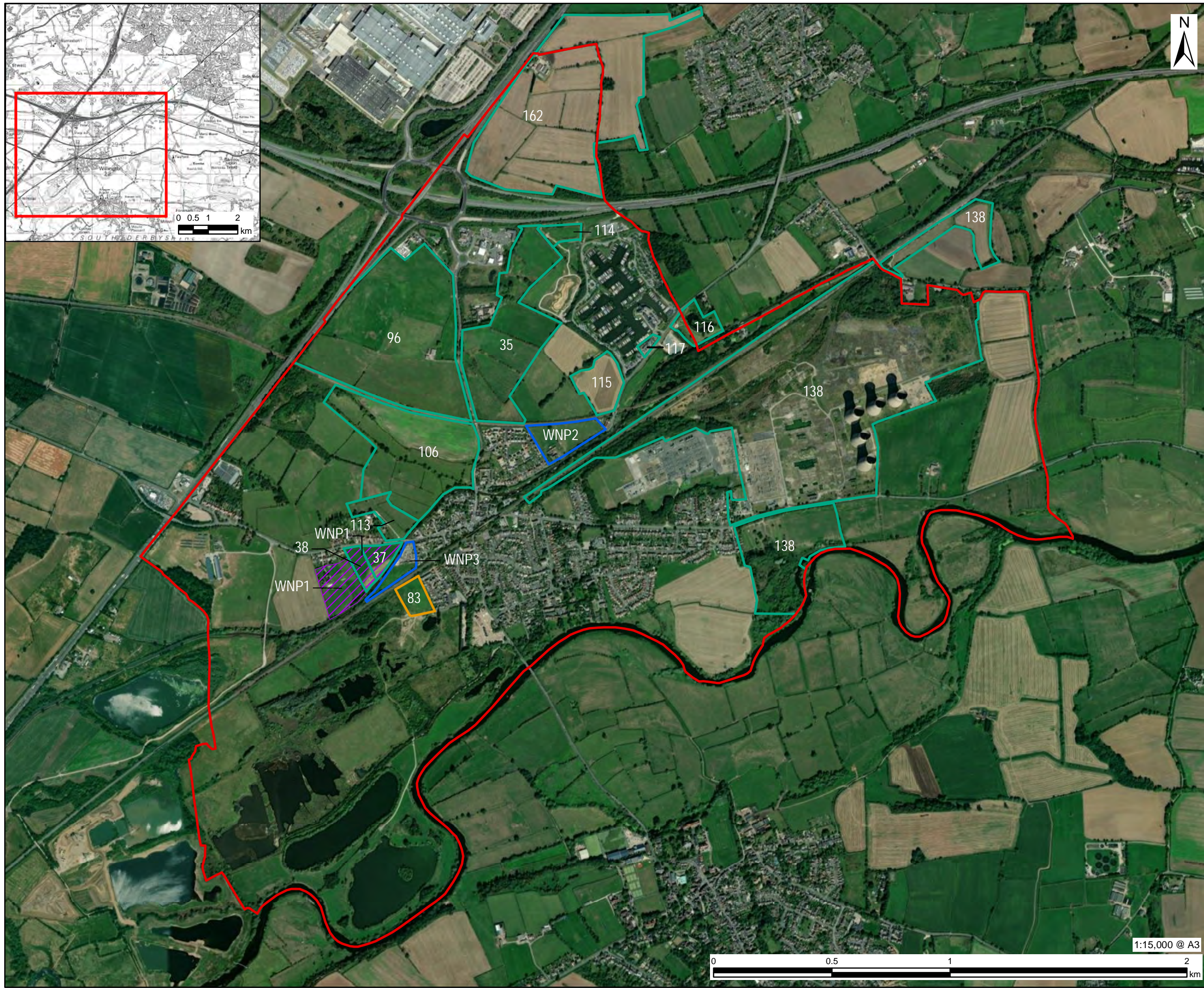
Sites Identified

- 4.1 In total, 16 sites were identified for assessment. These were identified from the South Derbyshire SHELAA, the Neighbourhood Plan Call for Sites and through a site identification exercise undertaken by the Neighbourhood Plan Steering Group.
- 4.2 In accordance with the methodology set out in Chapter 2 of this report, sites which were in the open countryside and unconnected to the defined settlement boundary or built-up area of Willington were removed from further consideration, and overlapping sites were also removed to avoid duplication of assessments. This resulted in six sites being taken forward for assessment. **Table 4.1** lists all identified sites and indicates those which were taken forward. **Figure 4.1** shows the location of all identified sites, and **Figure 4.2** shows those sites which were taken forward for assessment.

Table 4.1 All potential assessment sites

Site Ref.	Address	Area (Ha)	Site Source	Taken forward for assessment	Reason
035	Land east of Etwall Road, Willington	17.8	SHELAA	No	Development of the site would represent a substantial expansion into open countryside
037	Land South of The Castle Way, Willington Part 1	1.35	SHELAA	No	Site forms part of a larger site (WNP1) which is assessed as a single site.
038	Land South of The Castle Way, Willington Part 2	1.2	SHELAA	No	Site forms part of a larger site (WNP1) which is assessed as a single site.
083	Land off Kingfisher Way, Willington	1.5	SHELAA	No	Site is allocated for development in part 2 of the Local Plan
096	Axis 50, Willington	31.5	SHELAA	No	Development of the site would represent a substantial expansion into open countryside
106	Land off Etwall Road, Willington	18.6	SHELAA	Yes	Site is adjacent to the settlement boundary and contained south of the railway line
113	Land to north of the Castle Way, Willington	2.4	SHELAA	Yes	Site is adjacent to the existing built-up area
114	Land at Mercia Marina 1,	2	SHELAA	No	Site is unconnected to the settlement boundary or existing built-up area

Site Ref.	Address	Area (Ha)	Site Source	Taken forward for assessment	Reason
	Findern Lane, Willington				
115	Land at Mercia Marina, Findern Lane, Willington	3.6	SHELAA	No	Site is unconnected to the settlement boundary or existing built-up area
116	Land at Mercia Marina, Findern Lane, Willington	2.22	SHELAA	No	Site is unconnected to the settlement boundary or existing built-up area
117	Land at Mercia Marina, Findern Lane, Willington	0.26	SHELAA	No	Site is unconnected to the settlement boundary or existing built-up area
138	Willington Power Station	94.34	SHELAA	Yes	Site to be assessed for energy production use. Site comprised of three separate land parcels, of which one lies outside the parish and was not taken forward for further assessment.
162	Land northeast of the A38 A50 Toyota junction, Findern	41	SHELAA	No	Site is unconnected to the settlement boundary or existing built-up area
WNP 1	Land to rear of 105-123 The Castle Way, Willington	3.14	Neighbourhood Plan Call for Sites	Yes	Site is adjacent to the existing built-up area
WNP 2	Land at Dale Farm, Findern Lane, Willington	2.71	Neighbourhood Plan Call for Sites	Yes	Site is adjacent to the settlement boundary and contained south of the railway line
WNP 3	DCC Willington Depot, The Castle Way and Land West of Ivy Close, Willington	1.45	Neighbourhood Plan Call for Sites	Yes	Site is within the settlement boundary and the existing built-up area



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Figure 4.1 All identified sites (source: AECOM)

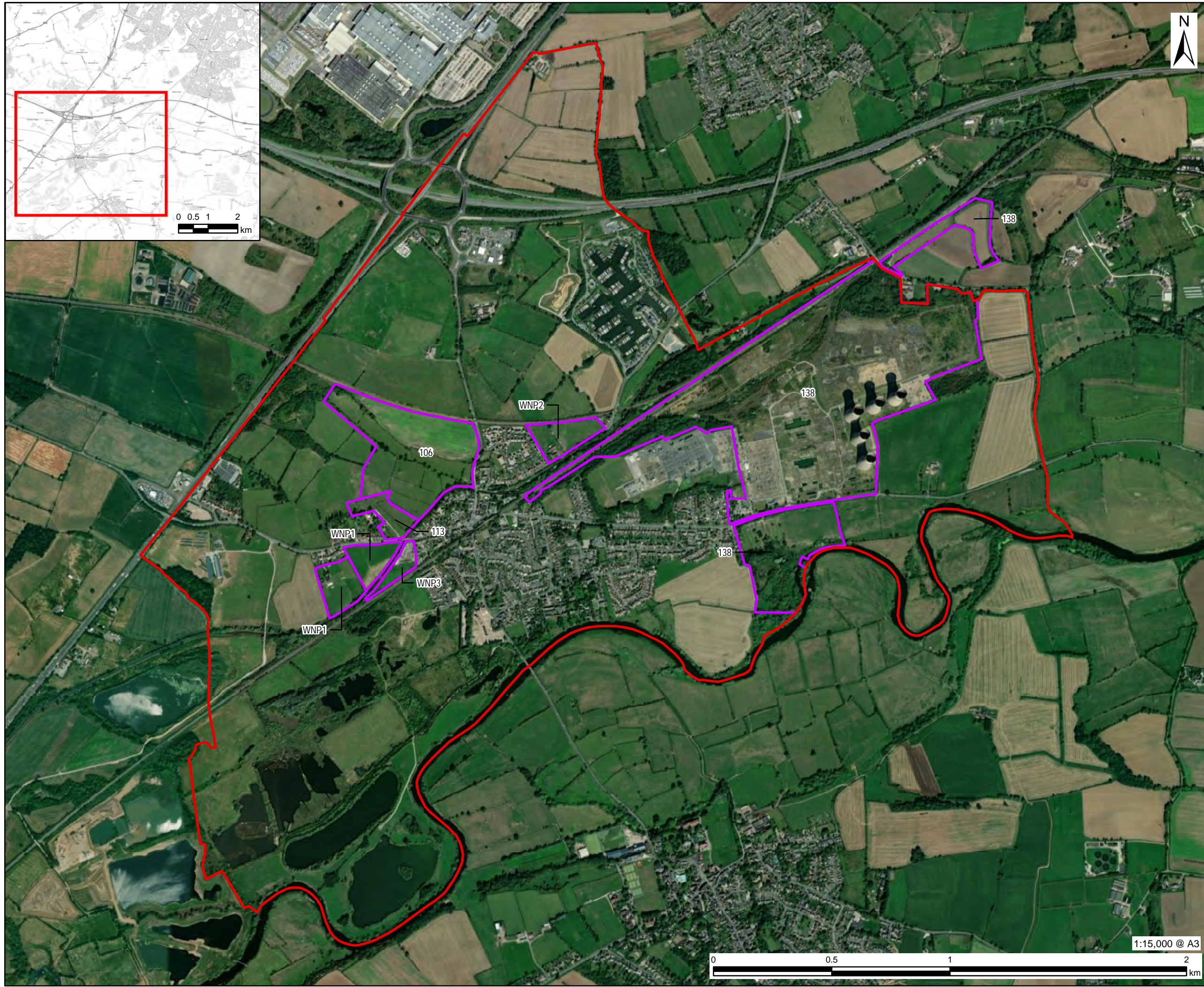


Figure 4.2 Sites taken forward for assessment (source: AECOM)

Site Assessment Summary

- 4.3 The assessment findings are summarised in **Table 4.2** which brings together a summary of the site source, details, and overall suitability for development. The results of the site assessment are shown in the map in **Figure 4.3**.
- 4.4 The summary table should be read alongside the completed proformas in **Appendix A** and the SHELAA review table presented in **Appendix B**, which contains a more detailed analysis of the sites.
- 4.5 The table includes a 'traffic light' suitability rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Neighbourhood Plan for residential development.
- 4.6 In summary the assessment found that one of the sites assessed is potentially suitable for partial allocation, subject to the mitigation of identified constraints. The remaining five sites are unsuitable for allocation. Three of these sites are not known to be available for development for the proposed use, and should availability be confirmed they are potentially suitable for development. To assist the Neighbourhood Plan Group in the process of identifying possible locations for new development, the site assessment table and map are followed by commentary on site options including potential alternatives to site allocation.

Table 4.2 Site Assessment Summary

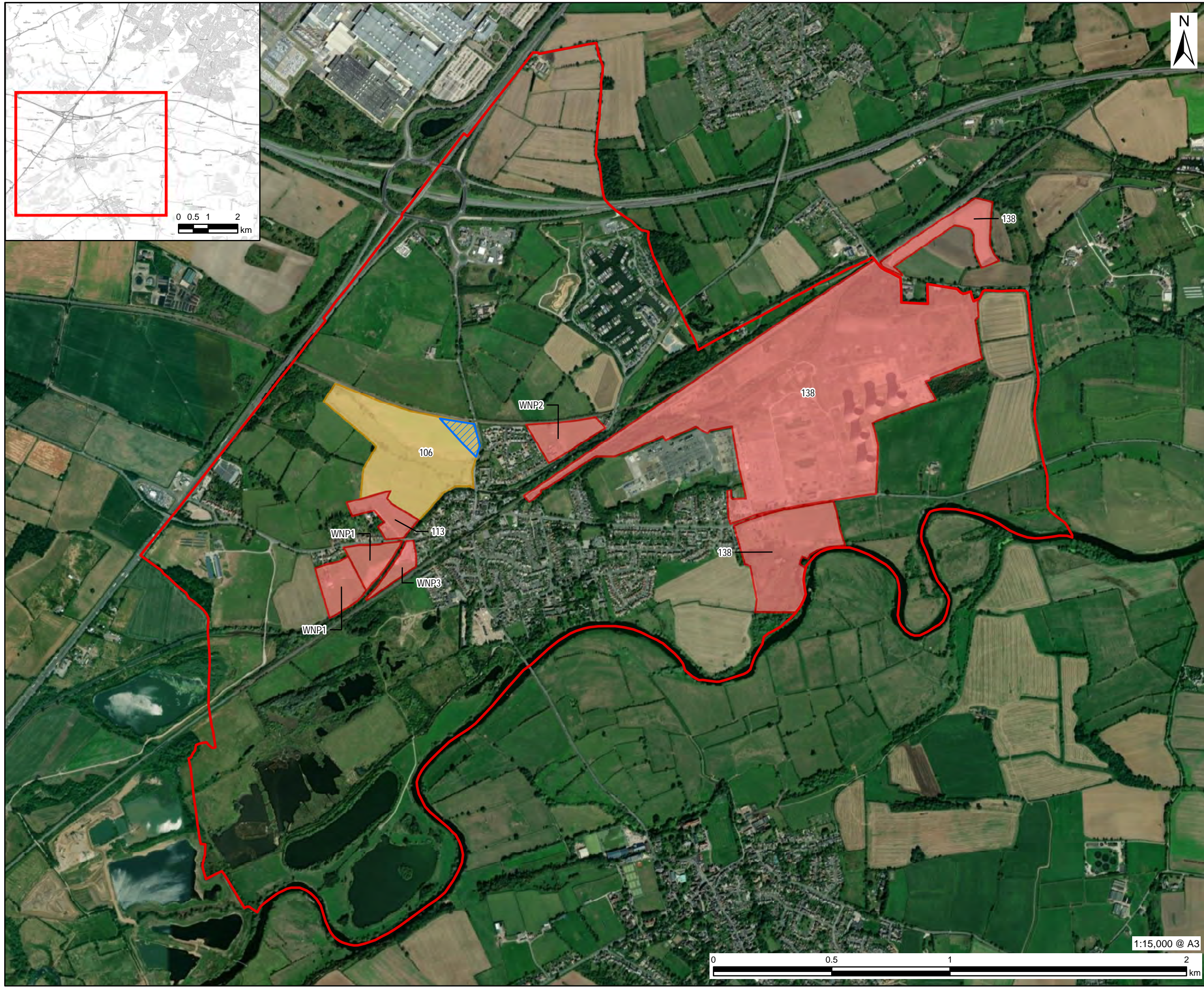
Site Ref	Site Name	Area (Ha)	Proposed use	Indicative capacity	Suitability conclusion (RAG rating)	Summary of conclusions
WNP1	Land to rear of 105-123 The Castle Way, Willington	3.14	Housing	N/A		<p>The site is not appropriate for allocation in the Neighbourhood Plan. It is a large greenfield site, unconnected to the settlement boundary, which lies between the Trent and Mersey Canal and an isolated group of homes on The Castle Way (A5132). The canal is a linear Conservation Area, and there is a high degree of intervisibility between the site and the canal when viewed from the towpath and from various points on the A5132. Approximately 50% of the site has been assessed through the South Derbyshire SHELAA (as sites 037 and 038), which notes the sensitive boundary with the Conservation Area. The openness of this boundary means that development of the site is likely to lead to adverse impacts on the setting of the Conservation Area, and there is also potential for adverse impacts on settlement character through the extension of the built-up area onto the undeveloped north side of the canal.</p> <p>An application for outline permission for development of up to 25 dwellings (DMPA/2019/1285) on the two eastern fields (which correspond to the two SHELAA sites) was refused in March 2020 for reasons which included the impact on the rural entrance to Willington, the harm to the setting of the Conservation Area, and the impact on landscape character. Given these reasons relate to location rather than the scheme itself, it is unlikely they could be overcome. The remaining portion of the site, which was not included in the application, is physically removed from the settlement and development of this part of the site would not be in conformity with national or local policy on development in the open countryside. It is also likely to result in similar heritage, landscape and settlement character impacts.</p> <p>The site is comprised of Grade 3 agricultural land. It is not known if this is Grade 3a or 3b, but development may result in the loss of the Best and Most Versatile agricultural land.</p>
WNP2	Land at Dale Farm, Findern Lane, Willington	2.71	Housing	49 dwellings (subject to confirmation of		<p>The site is not currently appropriate for allocation in the Neighbourhood Plan as its availability is unknown. However, should availability be confirmed, it is potentially suitable for development.</p>

Site Ref	Site Name	Area (Ha)	Proposed use	Indicative capacity	Suitability conclusion (RAG rating)	Summary of conclusions
				availability)		<p>It consists of a farmhouse, agricultural buildings and agricultural land to the east of a new housing development on Findern Lane. The farmhouse and barns are attractive brick buildings within the Conservation Area and although they are unlisted, they contribute to its character. Development of the site may affect the setting of the Conservation Area and the farm's relationship with the surrounding agricultural land. The farmland is currently in use and is Grade 3 land so may result in the loss of the Best and Most Versatile agricultural land.</p> <p>The site is bounded to the north by a railway line, and, if developed, mitigation may be required for any potential noise impact on future residents. The railway acts as a defensible boundary to the site and limits views to the open countryside beyond, although the eastern end of the site is visually open and provides a rural backdrop to the canal.</p> <p>There is existing residential development to the west of the site, including a new development along James Clarke Road. There may be potential for access to be taken from James Clarke Road in addition to Findern Lane, and this could facilitate development of a small-scale scheme occupying the smaller field west of the fence which runs between the farm and the railway line.</p> <p>An underpass provides a link between the farm and the fields north of the railway, and it is likely that this access route for agricultural vehicles and livestock would need to be retained as part of any development.</p> <p>The indicative capacity is based on development of the greenfield part of the site (2.63ha), excluding the farmhouse and barns in the south-west corner.</p>
WNP3	DCC Willington Depot, The Castle Way and Land West of Ivy Close, Willington	1.45	Housing	29 dwellings (subject to confirmation of availability)		<p>The site is not currently appropriate for allocation in the Neighbourhood Plan as its availability is unknown. However, should availability be confirmed, it is potentially suitable for development.</p> <p>The site consists of an environmental services depot adjacent to the A5132 and an undeveloped field to the south. These two parts of the site are understood to be in separate ownership, with the depot being</p>

Site Ref	Site Name	Area (Ha)	Proposed use	Indicative capacity	Suitability conclusion (RAG rating)	Summary of conclusions
						<p>owned or managed by Derbyshire County Council and the land to the south being privately owned.</p> <p>A planning application (DMPA/2020/1055) for outline permission for 24 dwellings on the greenfield part of the site was refused in September 2023 on the grounds that it would constitute development in the countryside, and due to application-specific issues related to the management of surface water flood risk and noise and the provision of ecological information. Whilst this part of the site lies outside the settlement policy boundary for Willington, the depot is within the boundary, and the Neighbourhood Plan could propose amendments to incorporate the remainder of the site.</p> <p>The site is adjacent to the Conservation Area and there is a high degree of intervisibility between the towpath and the site. However, the southern side of the canal is generally developed, and development which is sensitively designed and landscaped and set back from the canal has the potential to enhance its setting.</p> <p>The cross-country rail line runs immediately adjacent to the southern boundary, and mitigation would be required for noise impacts which have the potential to affect the residential amenity of future occupiers.</p> <p>There are two potential access points to the site. The existing access to the southern part of the site via Ivy Close is narrow and restricted by on-street parking, but as part of the consideration of the planning application the highways authority concluded it could accommodate additional traffic linked to the proposed development. Alternatively, the existing depot access from the A5132 could be extended to service the whole site. This would allow for a more direct connection to the main road and may increase the site's capacity.</p>
106	Land off Etwall Road, Willington	18.6	Housing	20 dwellings (approx. 1 ha. of site)	Part of site only – approx. 1ha.	<p>The site is potentially appropriate for partial allocation. It is a large greenfield site outside the settlement boundary which extends into open countryside north-west of Willington. The SHELAA concludes that the site is potentially available, achievable and suitable but identifies a number of constraints that would require mitigation.</p> <p>To minimise impact on the Trent and Mersey Canal Conservation</p>

Site Ref	Site Name	Area (Ha)	Proposed use	Indicative capacity	Suitability conclusion (RAG rating)	Summary of conclusions
						<p>Area, development should be located away from the southern edge of the site.</p> <p>There is an area of high flood risk running from the north-west to south-east of the site.</p> <p>The site is visually open, with views to the north-west from Etwall Road which have been identified as important in the Neighbourhood Plan design code, and there is a Public Right of Way crossing the site.</p> <p>A small-scale development to the north-east of the Public Right of Way would preserve the views and could complement the residential development on the opposite side of Etwall Road, and the indicative capacity reflects development of this part of the site (approx. 1ha, as shown in Figure 4.3). Creation of a suitable access would require discussion with the highways authority due to the limited visibility to the north.</p>
113	Land to north of the Castle Way, Willington	2.4	Housing	N/A		<p>The site is not appropriate for allocation in the Neighbourhood Plan. It is a large greenfield site, unconnected to the settlement boundary, which lies north of the Trent and Mersey Canal to the east of an isolated group of homes on The Castle Way (A5132). The canal is a linear Conservation Area, and there is a high degree of intervisibility between the site and the canal when viewed from the towpath and from various points on the A5132. The SHELAA notes the sensitive boundary with the Conservation Area. The openness of this boundary means that development of the site is likely to lead to adverse impacts on the setting of the Conservation Area, and there is also potential for adverse impacts on settlement character through the extension of the built-up area onto the undeveloped north side of the canal.</p> <p>Development of the site is likely to result in similar impacts on landscape character and the Conservation Area as the land to the south which was refused permission for a development of up to 25 dwellings in March 2020 (DMPA/2019/1285).</p> <p>The site is comprised of Grade 3 agricultural land. It is not known if this is Grade 3a or 3b, but development may result in the loss of the Best and Most Versatile agricultural land.</p>

Site Ref	Site Name	Area (Ha)	Proposed use	Indicative capacity	Suitability conclusion (RAG rating)	Summary of conclusions
138	Willington Power Station	94.34 (of which 89.6 ha within NP area)	Renewable energy	N/A		<p>The site is not currently appropriate for allocation as its availability for this use is unknown. However, if availability for this use is confirmed it is potentially suitable for development, albeit with significant constraints.</p> <p>The site is comprised of three parcels, one of which lies outside the designated neighbourhood area to the north-east. The southern parcel comprises playing fields and is at high risk of flooding from the River Trent. This part of the site is not suitable for development.</p> <p>The central parcel, which comprises the former power station, is potentially suitable for renewable energy development. There is existing National Grid infrastructure adjacent to the site which would assist with grid connections, and large areas of hardstanding to facilitate development.</p> <p>Development has the potential to result in a loss of biodiversity, as the power station site is being recolonised by scrub and grassland, and an ecological assessment would be required. There is also high potential for ground contamination due to the former use, and ground surveys may be required ahead of any development.</p> <p>Development of the site is likely to be highly complex, involving significant remediation and potentially high development costs which could affect site viability. It may not be appropriate as a Neighbourhood Plan allocation.</p>



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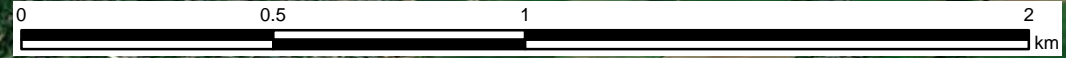


Figure 4.3 Map showing suitability conclusions for all assessed sites (source: AECOM)

Commentary on site options

4.7 Although the site assessment finds that only one site is currently appropriate for allocation, there are three further sites which are potentially suitable for development should their availability be established. It is recommended that the Neighbourhood Plan Group engages with the landowners to determine if the sites are available for development for the proposed use, as they could be considered for potential allocation in the Neighbourhood Plan. If it is not possible to confirm availability, alternative options which could be considered as part of the Neighbourhood Plan process are set out below.

Land off Etwall Road (Site 106)

4.8 There is potential for this site to be allocated in part, with an amended settlement boundary to include it, subject to confirmation from the landowner that they would be willing to consider development of a smaller portion of the site to limit landscape/visual impact, avoid the areas of high flood risk, and limit impact on the setting of the Conservation Area. This would also require agreement from SDDC to make changes to the existing settlement boundary as defined in the Local Plan. Alternatively, the land to the north-west of the settlement could be identified as a potential future growth location.

Land at Dale Farm, Findern Lane, Willington (Site WNP2)

4.9 This could be identified as a potential future location for growth if it were to come forward for development, with the settlement boundary to be amended through a future version of the Neighbourhood Plan.

DCC Willington Depot, The Castle Way and Land West of Ivy Close (Site WNP3)

4.10 Although the recent planning application indicates the southern portion of the site (Land West of Ivy Close) is available for residential development, the whole site is not appropriate for allocation because of the unknown availability of the depot for redevelopment. This could be identified as a location where development would be supported if the site were to become available. The southern section would need to be brought within an amended settlement boundary for a comprehensive scheme to come forward.

Willington Power Station (Site 138)

4.11 Support for renewable energy development in general, and on this site in particular, could be expressed through a Neighbourhood Plan aspiration. If availability for this use is confirmed, it could potentially be allocated in the Neighbourhood Plan, but it is likely to be a challenging site to deliver, with high development costs due to the need for ground remediation. It may be preferable to leave it to the applicant/landowner to demonstrate how they could address the significant constraints on the site and bring forward a scheme that is compliant with local and national policy.

Kingfisher Close (Policy 23I)

4.12 This site is allocated in the adopted Local Plan. The site access from Kingfisher Close is in private ownership and this is understood to be a barrier to delivery. It is currently unknown whether the site will be taken forward as part of the emerging Local Plan. Whilst the adopted Local Plan is in place, the site could not be allocated

in the Neighbourhood Plan, but it could be identified in the Neighbourhood Plan with a statement of support for development of the site if the access issue could be resolved and subject to the criteria set out in SDDC's allocation policy (Policy 23I).

5. Conclusions

Site Assessment Conclusions

- 5.1 Of the six sites assessed, one site is considered to be potentially suitable for partial allocation for residential development in the Neighbourhood Plan. This site is:
- Site 106 – Land off Etwall Road
- 5.2 The remaining five sites are unsuitable for allocation. However, should the following sites be confirmed as available for development for the proposed use, they may be potentially appropriate for allocation:
- Site WNP2 – Land at Dale Farm, Findern Lane
 - Site WNP3 – DCC Willington Depot, The Castle Way and Land West of Ivy Close
 - Site 138 – Willington Power Station
- 5.3 If these sites are not confirmed as available, they could be identified in the Neighbourhood Plan as preferred locations for future growth of Willington should they become available for development at a later date.

Next Steps

- 5.4 Based on the findings of this report, Willington Parish Council should engage with SDDC and the community to select sites for allocation in the Neighbourhood Plan which best meet community needs and plan objectives from the shortlist of suitable and potentially suitable sites.
- 5.5 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with the planning authority;
 - The extent to which the sites support the vision and objectives for the NP;
 - The potential for the sites to meet the identified infrastructure needs of the community;
 - Engagement with key stakeholders; and
 - General conformity with strategic Local Plan policy.
- 5.6 The Qualifying Body should be able to demonstrate that the sites are viable for development, i.e., that they provide an adequate financial return for the developer. It is recommended that the Qualifying Body discusses site viability with Wiltshire Council. It is further suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Other considerations

Viability

- 5.7 As part of the site selection process, it is recommended that the Parish Council discusses site viability with SDDC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 5.8 One of the six sites considered in this assessment, one site is potentially suitable for allocation for residential development. This site has the potential to accommodate 10 or more dwellings and if the sites were proposed as market housing, they would be required to include a proportion of affordable housing¹⁴. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁵), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 5.9 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

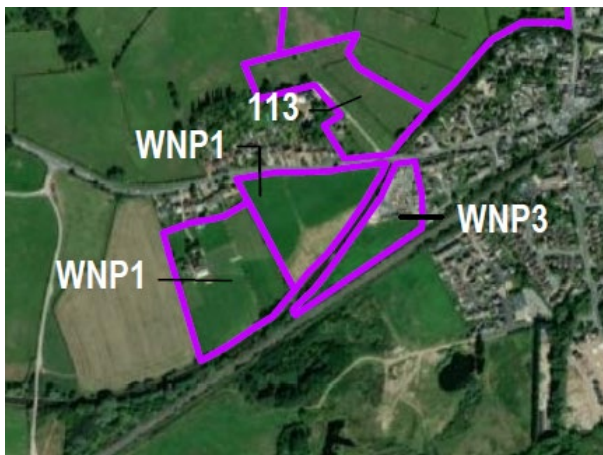
¹⁴ see NPPF para 63-65

¹⁵ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Site Assessment Proformas

Site WNP1

1. Site Details	
Site Reference / Name	WNP1
Site Address / Location	Land to rear of 105-123 The Castle Way, Willington
Gross Site Area (Hectares)	3.14
SHLAA/SHELAA Reference (if applicable)	Site includes SHELAA sites 037 and 038
Existing land use	Greenfield/ Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Call for Sites and SHELAA (part of site)
Planning history	Application DMPA/2019/1285 for outline permission for development of up to 25 dwellings on the two eastern fields corresponding to the two SHELAA sites. Refused March 2020
Neighbouring uses	Residential, greenfield, agriculture



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>SSSI Impact Risk Zone - Yes, the site falls within the impact zones of Old River Dove and Hilton Gravel Pits, therefore consultation required with Natural England for residential development of 50 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Flood Zone 1: Low Risk</i> • <i>Flood Zone 2: Medium Risk</i> • <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> • <i>Flood Zone 3 (highly vulnerable site use): High Risk</i> 	<p>Low risk - zone 1</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk - none of the site is affected by surface water flooding</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 but not specified if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - There is access via the agricultural access lane and new access could be achieved directly from The Castle Way</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - There is access via the agricultural access lane and new access could be achieved directly from The Castle Way</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - There is access via the agricultural access lane and new access could be achieved directly from The Castle Way</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient/significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	400-1200m	400-1200m	>3900m	400-800m	<400m canal towpath)

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>High sensitivity - high level of intervisibility between whole site and the Trent and Mersey Canal Conservation Area and towpath. Previous application for development refused on grounds of visual amenity/landscape impact.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - high level of intervisibility between whole site and the Trent and Mersey Canal Conservation Area and towpath. Previous application for development refused on grounds of visual amenity/landscape impact.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p style="color: red;"><i>Directly impact and/or mitigation not possible /</i></p> <p style="color: orange;"><i>Some impact, and/or mitigation possible /</i></p> <p style="color: green;"><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - high level of intervisibility between whole site and the Trent and Mersey Canal Conservation Area and towpath. Previous application for development refused on grounds of impact on setting of Conservation Area.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p style="color: orange;"><i>Directly impact and/or mitigation not possible /</i></p> <p style="color: orange;"><i>Some impact, and/or mitigation possible /</i></p> <p style="color: green;"><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact, or no requirement for mitigation</p>

2. Assessment of Suitability	
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown - the site includes some farm buildings which may require demolition, and there is potential for ground contamination.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Unknown
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently suitable or achievable Unknown - the site includes some farm buildings which may require demolition, and there is potential for ground contamination.

<p>Summary of justification for rating</p>	<p>The site is not appropriate for allocation in the Neighbourhood Plan.</p> <p>It is a large greenfield site, unconnected to the settlement boundary, which lies between the Trent and Mersey Canal and an isolated group of homes on The Castle Way (A5132). The canal is a linear Conservation Area, and there is a high degree of intervisibility between the site and the canal when viewed from the towpath and from various points on the A5132. Approximately 50% of the site has been assessed through the South Derbyshire SHELAA (as sites 037 and 038), which notes the sensitive boundary with the Conservation Area. The openness of this boundary means that development of the site is likely to lead to adverse impacts on the setting of the Conservation Area, and there is also potential for adverse impacts on settlement character through the extension of the built-up area onto the undeveloped north side of the canal.</p> <p>An application for outline permission for development of up to 25 dwellings (DMPA/2019/1285) on the two eastern fields (which correspond to the two SHELAA sites) was refused in March 2020 for reasons which included the impact on the rural entrance to Willington, the harm to the setting of the Conservation Area, and the impact on landscape character. Given these reasons relate to location rather than the scheme itself, it is unlikely they could be overcome. The remaining portion of the site, which was not included in the application, is physically removed from the settlement and development of this part of the site would not be in conformity with national or local policy on development in the open countryside. It is also likely to result in similar heritage, landscape and settlement character impacts.</p> <p>The site is comprised of Grade 3 agricultural land. It is not known if this is Grade 3a or 3b, but development may result in the loss of the Best and Most Versatile agricultural land.</p>
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Site WNP2

1. Site Details	
Site Reference / Name	WNP2
Site Address / Location	Land at Dale Farm, Findern Lane, Willington
Gross Site Area (Hectares)	2.71
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Greenfield/ Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Identified by Neighbourhood Planning Group
Planning history	No recent or relevant planning applications
Neighbouring uses	Residential, greenfield, agriculture



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>SSSI Impact Risk Zone - Yes, the site falls partially within the impact zones of Old River Dove and Hilton Gravel Pits, therefore consultation required with Natural England for residential development of 50 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Flood Zone 1: Low Risk</i> • <i>Flood Zone 2: Medium Risk</i> • <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> • <i>Flood Zone 3 (highly vulnerable site use): High Risk</i> 	<p>Low risk - zone 1</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk - none of the site is affected by surface water flooding</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 but not specified if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - The site is bordered by Findern Lane to the south</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - There is a footway on the northern side of Findern Lane which leads to the south-western corner of the site before continuing opposite the site on the southern side of the road.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - There is cycle access via Findern Lane</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient/significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	400-1200m	400-1200m	>3900m	<400m	<400m canal towpath)

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: green; text-align: center;">Low sensitivity</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p style="color: orange; text-align: center;">Medium sensitivity - some intervisibility with canal towpath, and development of eastern part of site would restrict long-range views to the north from towpath and Findern Lane.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: orange;">Some impact, and/or mitigation possible - site lies partly within Conservation Area. Impact could be addressed through sensitive design and landscaping.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: orange;">Some impact, and/or mitigation possible - site includes unlisted brick farmhouse and barns which contribute to Conservation Area. Impact could be addressed through layout, landscaping and design.</p>

2. Assessment of Suitability	
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	No
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No - site is predominantly greenfield. Existing farm buildings could be retained as part of development
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	49 dwellings (based on development of 2.63ha)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently available No - site is predominantly greenfield. Existing farm buildings could be retained as part of development

<p>Summary of justification for rating</p>	<p>The site is not currently appropriate for allocation in the Neighbourhood Plan as its availability is unknown. However, should availability be confirmed, it is potentially suitable for development.</p> <p>It consists of a farmhouse, agricultural buildings and agricultural land to the east of a new housing development on Findern Lane. The farmhouse and barns are attractive brick buildings within the Conservation Area and although they are unlisted, they contribute to its character. Development of the site may affect the setting of the Conservation Area and the farm's relationship with the surrounding agricultural land. The farmland is currently in use and is Grade 3 land so may result in the loss of the Best and Most Versatile agricultural land.</p> <p>The site is bounded to the north by a railway line, and, if developed, mitigation may be required for any potential noise impact on future residents. The railway acts as a defensible boundary to the site and limits views to the open countryside beyond, although the eastern end of the site is visually open and provides a rural backdrop to the canal.</p> <p>There is existing residential development to the west of the site, including a new development along James Clarke Road. There may be potential for access to be taken from James Clarke Road in addition to Findern Lane, and this could facilitate development of a small-scale scheme occupying the smaller field west of the fence which runs between the farm and the railway line.</p> <p>An underpass provides a link between the farm and the fields north of the railway, and it is likely that this access route for agricultural vehicles and livestock would need to be retained as part of any development.</p> <p>The indicative capacity is based on development of the greenfield part of the site (2.63ha), excluding the farmhouse and barns in the south-west corner.</p>
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Site WNP3

1. Site Details	
Site Reference / Name	WNP3
Site Address / Location	DCC Willington Depot, The Castle Way and Land West of Ivy Close, Willington
Gross Site Area (Hectares)	1.45
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Highways depot, greenfield
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Identified by Neighbourhood Planning Group
Planning history	Application DMPA/2020/1055 for outline permission for 24 dwellings. Refused September 2023
Neighbouring uses	Residential, greenfield, agriculture



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>SSSI Impact Risk Zone - Yes, the site falls within the impact zones of Old River Dove and Hilton Gravel Pits, therefore consultation required with Natural England for residential development of 50 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Flood Zone 1: Low Risk</i> • <i>Flood Zone 2: Medium Risk</i> • <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> • <i>Flood Zone 3 (highly vulnerable site use): High Risk</i> 	<p>Low risk - zone 1</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk - >15% of the site is affected by surface water flooding</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 but not specified if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - The site is bordered The Castle Way</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - There is pedestrian access to the site from The Castle Way</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - There is cycle access via The Castle Way</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient/significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	<400m	<400m	>3900m	400-800m	<400m canal towpath)

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity - some intervisibility with canal towpath and views from The Castle Way across the canal.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Some impact, and/or mitigation possible - site lies directly adjacent to Conservation Area. Impact could be addressed through sensitive design and landscaping.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Limited or no impact, or no requirement for mitigation

2. Assessment of Suitability	
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	No
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - the northern half of the site is currently used as a highways depot and there is potential for ground contamination. Land remediation may be required.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	29 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently available Yes - the northern half of the site is currently used as a highways depot and there is potential for ground contamination. Land remediation may be required.

<p>Summary of justification for rating</p>	<p>The site is not currently appropriate for allocation in the Neighbourhood Plan as its availability is unknown. However, should availability be confirmed, it is potentially suitable for development.</p> <p>The site consists of an environmental services depot adjacent to the A5132 and an undeveloped field to the south. These two parts of the site are understood to be in separate ownership, with the depot being owned or managed by Derbyshire County Council and the land to the south being privately owned.</p> <p>A planning application (DMPA/2020/1055) for outline permission for 24 dwellings on the greenfield part of the site was refused in September 2023 on the grounds that it would constitute development in the countryside, and due to application-specific issues related to the management of surface water flood risk and noise and the provision of ecological information. Whilst this part of the site lies outside the settlement policy boundary for Willington, the depot is within the boundary, and the Neighbourhood Plan could propose amendments to incorporate the remainder of the site.</p> <p>The site is adjacent to the Conservation Area and there is a high degree of intervisibility between the towpath and the site. However, the southern side of the canal is generally developed, and development which is sensitively designed and landscaped and set back from the canal has the potential to enhance its setting.</p> <p>The cross-country rail line runs immediately adjacent to the southern boundary, and mitigation would be required for noise impacts which have the potential to affect the residential amenity of future occupiers.</p> <p>There are two potential access points to the site. The existing access to the southern part of the site via Ivy Close is narrow and restricted by on-street parking, but as part of the consideration of the planning application the highways authority concluded it could accommodate additional traffic linked to the proposed development.</p> <p>Alternatively, the existing depot access from the A5132 could be extended to service the whole site. This would allow for a more direct connection to the main road and may increase the site's capacity.</p>
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Appendix B SHELAA Review

The table below summarises the conclusions of the South Derbyshire SHELAA for the sites assessed in this report. Full SHELAA assessments including detailed commentary on individual suitability criteria are available via SDDC's interactive mapping system¹⁶. For constraints identified by SDDC, the council's red and amber rating is replicated in the table using coloured text.

SHELAA Address Ref.	Area (Ha)	Proposed Uses	SHELAA Conclusions	Additional Information	Neighbourhood Plan Site Assessment Conclusions	
037	Land south of The Castle Way, Willington Part 1	1.35	Residential	<p>The site is considered potentially available, achievable, and suitable. However, a number of suitability criteria would need to be overcome/require mitigation.</p> <p>Key identified constraints:</p> <ul style="list-style-type: none"> • Impact on sewage infrastructure • Greenfield site • Loss of hedgerow • Distance to playing fields • Distance to park/play area • Distance to schools • Distance to employment site • Pedestrian/cycle links • Highway safety • Potential to include BMV land 	Additional commentary provided by SDDC states the site has a sensitive boundary with Trent & Mersey Canal Conservation Area.	This site is assessed in full as part of the larger site WNP1 – see Appendix A

¹⁶ Available at <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/evidence-base-2/strategic-housing-and-economic-land-availability-assessment>

- Heritage impacts

038	Land south of The Castle Way, Willington Part 2	1.2	Residential	<p>The site is considered potentially available, achievable, and suitable. However, a number of suitability criteria would need to be overcome/require mitigation.</p> <p>Key identified constraints:</p> <ul style="list-style-type: none"> • Impact on sewage infrastructure • Greenfield site • Distance to park/play area • Loss of hedgerow • Distance to playing fields • Distance to schools • Distance to employment site • Pedestrian/cycle links • Highway safety • Potential to include BMV land • Wastewater capacity • Heritage impacts 	<p>Additional commentary provided by SDDC states the site has a sensitive boundary with Trent & Mersey Canal Conservation Area. Contiguous with site 037.</p>	<p>This site is assessed in full as part of the larger site WNP1 – see Appendix A</p>
106	Land off Etwall Road, Willington	18.6	Residential	<p>The site is considered potentially available, achievable, and suitable. However, a number of suitability criteria would need to be overcome/require mitigation.</p> <p>Key identified constraints:</p> <ul style="list-style-type: none"> • Heritage impacts • Impact on sewage infrastructure • Impact on power infrastructure • Greenfield site • Distance to park/play area 	<p>Additional commentary provided by SDDC states the site has a sensitive boundary with Trent & Mersey Canal Conservation Area.</p> <p>Willington Design Code identifies important view from Etwall Road looking north-west into open countryside.</p>	<p>The site is potentially appropriate for partial allocation.</p> <p>It is a large greenfield site outside the settlement boundary which extends into open countryside north-west of Willington. The SHELAA concludes that the site is potentially available, achievable and suitable but identifies a number of constraints that would require mitigation.</p> <p>To minimise impact on the Trent and Mersey Canal Conservation Area, development should be located away from the southern edge of the site.</p>

- Loss of hedgerow
- Distance to playing fields
- Distance to schools
- Distance to healthcare facilities
- Distance to employment site
- Pedestrian/cycle links
- Highways access
- Potential to include BMV land
- Impact on sewage infrastructure
- Wastewater capacity
- Bad neighbour uses (railway line)
- Fluvial flood risk

There is an area of high flood risk running from the north-west to south-east of the site.

The site is visually open, with views to the north-west from Etwall Road which have been identified as important in the Neighbourhood Plan design code, and there is a Public Right of Way crossing the site.

A small-scale development to the north-east of the Public Right of Way would preserve the views and could complement the residential development on the opposite side of Etwall Road. Creation of a suitable access would require discussion with the highways authority due to the limited visibility to the north.

113	Land to north of the Castle Way, Willington	2.4	Residential	<p>The site is considered potentially available, achievable, and suitable. However, a number of suitability criteria would need to be overcome/require mitigation.</p> <p>Key identified constraints:</p> <ul style="list-style-type: none"> • Heritage impacts • Impact on sewage infrastructure • Mostly greenfield site • Distance to park/play area • Loss of hedgerow • Distance to playing fields • Distance to schools • Distance to healthcare facilities • Distance to employment site • Pedestrian/cycle links 	<p>Additional commentary provided by SDDC states the site has a sensitive boundary with Trent & Mersey Canal Conservation Area.</p>	<p>The site is not appropriate for allocation in the Neighbourhood Plan.</p> <p>It is a large greenfield site, unconnected to the settlement boundary, which lies north of the Trent and Mersey Canal to the east of an isolated group of homes on The Castle Way (A5132). The canal is a linear Conservation Area, and there is a high degree of intervisibility between the site and the canal when viewed from the towpath and from various points on the A5132. The SHELAA notes the sensitive boundary with the Conservation Area. The openness of this boundary means that development of the site is likely to lead to adverse impacts on the setting of the Conservation</p>
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- Highways access
- Potential to include BMV land
- Wastewater capacity
- Bad neighbour uses (historic landfill and proximity to A5132)

Area, and there is also potential for adverse impacts on settlement character through the extension of the built-up area onto the undeveloped north side of the canal. Development of the site is likely to result in similar impacts on landscape character and the Conservation Area as the land to the south which was refused permission for a development of up to 25 dwellings in March 2020 (DMPA/2019/1285).

The site is comprised of Grade 3 agricultural land. It is not known if this is Grade 3a or 3b, but development may result in the loss of the Best and Most Versatile agricultural land.

138	Willington Power Station	94.34	Mixed use: Residential, Office, Research and Development, Light Industrial and/or B2/B8: General Industrial and Warehousing	<p>The site is considered potentially available, achievable, and suitable. However, a number of suitability criteria would need to be overcome/require mitigation.</p> <p>Key identified constraints:</p> <ul style="list-style-type: none"> • Protected sites (Local Wildlife Sites within and close to site) • Highways access • Impact on sewage infrastructure • Distance to retail provision • Distance to park/play area • Distance to healthcare facilities • Heritage impacts • Loss of hedgerow 	<p>Additional commentary provided by SDDC states that parts of land have begun to recolonise to scrub and grassland and would require ecological assessment.</p> <p>Site is within the flood meadow and susceptible to flooding and would have significant adverse impact on the Riverside Meadows LCT.</p> <p>The QB is interested in the site's potential to accommodate renewable energy. The SHELAA does not provide an assessment of suitability this use.</p> <p>Part of the site falls outside the designated neighbourhood area.</p>	<p>The site is not currently appropriate for allocation as its availability for this use is unknown. However, if availability for this use is confirmed it is potentially suitable for development, albeit with significant constraints.</p> <p>The site is comprised of three parcels, one of which lies outside the designated neighbourhood area to the north-east. The southern parcel comprises playing fields and is at high risk of flooding from the River Trent. This part of the site is not suitable for development.</p> <p>The central parcel, which comprises the former power station, is potentially suitable for renewable energy development. There is</p>
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- Distance to playing fields
- Distance to schools
- Distance to employment site
- Pedestrian/cycle links
- Highway safety
- Site includes BMV land
- Wastewater capacity
- Fluvial flood risk
- Bad neighbour uses (electricity infrastructure and proximity to A5132)

existing National Grid infrastructure adjacent to the site which would assist with grid connections, and large areas of hardstanding to facilitate development.

Development has the potential to result in a loss of biodiversity, as the power station site is being recolonised by scrub and grassland, and an ecological assessment would be required. There is also high potential for ground contamination due to the former use, and ground surveys may be required ahead of any development.

Development of the site is likely to be highly complex, involving significant remediation and potentially high development costs which could affect site viability. It may not be appropriate as a Neighbourhood Plan allocation.
