

## **North East Derbyshire Local Plan – Issues and Options Consultation on the Strategic Approach to the Location of Development and Refined Schedules of Sites**

**P&DG on behalf of Caddick Land – 45058 - Land west of Derby Road, Tupton**

**27<sup>th</sup> April 2026**

**Our Ref. 25.126 NED I&O SA+RS 27-04-2026**

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### **Sustainability Appraisal**

Land West of Derby Road, Tupton performs strongly in relation to housing delivery, representing a significant positive contribution towards meeting identified local housing needs. Its development would assist in increasing the supply of new homes and support the creation of a more balanced and sustainable housing market. In doing so, the site would make a clear and meaningful contribution to the achievement of the relevant Sustainability Appraisal (SA) objectives, particularly those relating to housing provision and sustainable development.

A number of potential adverse effects have been identified through the appraisal process; however, these are generally considered to be minor in nature and not significant in the context of the overall assessment. In relation to landscape, there is the potential for some localised visual effects arising from built development. These effects can be effectively mitigated through careful site layout, the retention and enhancement of existing boundary vegetation, and the use of appropriate design principles to ensure that development is sympathetic to the surrounding landscape character.

With regard to cultural heritage, the SA identifies a potential adverse effect on nearby heritage assets. However, there are no designated heritage assets within the site itself. The nearest asset is the Grade II listed Milepost located to the east along the A61 Derby Road, which would remain unaffected by the proposed development, and its setting would be preserved. The site does not fall within the setting of any other heritage assets, as those in the wider area are situated at a considerable distance and would not experience any impact.

Additionally, the two Scheduled Ancient Monuments associated with the Ryknield Street Roman road are located some distance away from the site. The potential for archaeological remains is therefore considered to be low, and any residual impacts could be appropriately mitigated through a proportionate scheme of investigation prior to determination, if considered necessary.

In terms of air quality, any potential impacts are expected to be minimal and largely associated with construction activities. These can be appropriately managed through standard construction management practices, while operational impacts are likely to be limited and can be further reduced through the promotion of sustainable transport measures and good connectivity to existing services and facilities.

For natural resources and waste, development will inevitably involve the use of construction materials and the generation of waste. However, these effects can be mitigated through the application of sustainable design and construction practices, including efficient resource use, recycling of materials, and adherence to recognised environmental standards.

Overall, while minor adverse effects have been identified across several environmental topics, these are considered to be manageable and capable of effective mitigation. Importantly, the significant positive contribution of the site towards housing delivery is considered to directly support the achievement of key Sustainability Appraisal objectives, resulting in an overall positive planning balance.