



South
Derbyshire
District Council
Community and
Planning Services

South Derbyshire Draft Local Plan

PART 1



September 2013

South Derbyshire Changing for the better

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1

INTRODUCTION

1.1 About this Local Plan

Decisions on planning issues affect everyone's lives. This draft Local Plan is important because it shows our proposals for the amount and location of future housing, employment and other types of development to be built in South Derbyshire over the next 20 years or so. It also sets out general policies for dealing with planning applications for a range of different types of development, as they arise.

South Derbyshire is one of the fastest growing areas of the country. With its central location in the UK, access to major road and rail transport routes, proximity to the large conurbations of Derby and Nottingham and high quality of life, this is set to continue into the future.

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

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

1.2 Why are we preparing a Local Plan?

The Government's policies for the planning system are set out in an overarching policy called the *National Planning Policy Framework (NPPF)* which requires each local planning authority to produce a Local Plan for its area.

The NPPF sets out the Government's planning policies for England and how these are expected to be applied, providing a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The overall purpose is to achieve "sustainable development" – described as being about change for the better, not only in our built environment, but also our natural and historic environments. So, sustainable growth is about positive growth – making economic, environmental and social progress for this and future generations.

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

The NPPF states that Local plans are the key to delivering sustainable

development that reflects the vision and aspirations of local communities, and must be prepared with the objective of contributing to the achievement of sustainable development. They should be consistent with the principles and policies set out in the NPPF, including the presumption in favour of sustainable development. Local Plans should be aspirational but realistic, addressing the spatial implications of economic, social and environmental change, setting out the opportunities for development and clear policies on what will or will not be permitted and where.

The Local Plan should be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area; should take full account of relevant market and economic signals; should set out the strategic priorities for the area; and where adverse impacts are unavoidable, should consider measures to mitigate or compensate for such impacts.

1.3 The Local Development Framework

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

Once adopted, this Local Plan will replace parts of the “Saved” adopted South Derbyshire Local Plan (1998). The policies proposed to be superseded are listed in Appendix 1.

Further information on LDFs is available on the Council's website. Other sources of advice and information are available from the **Department of Communities and Local Government**, the **Planning Portal**, and **Planning Aid**.

1.4 How will the Local Plan Part 1 be used?

Once adopted, this Local Plan will set the basis for deciding individual planning applications and will provide some certainty to investors, residents and service providers as to how and where development is likely to take place over the next 20 years. It also shows what investment in infrastructure (such as schools and roads) will be needed and indicates its likely cost, who will provide it, where and when.

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

1.5 Working within a wider Derby Housing Market Area

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

FIGURE 1: Map of Derby Housing Market Area



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

Given the close links between the three areas, we have aligned our respective Core Strategies to ensure a coherent spatial strategy for the whole of the Housing Market Area.

1.6 How has the draft Local Plan Part 1 been drawn up?

This draft Local plan Part 1 is the culmination of extensive consultation and participation from a wide range of individuals, interest groups, public service providers, infrastructure providers, investors, land owners and developers. We have undertaken consultation in accordance with our published Statement of Community Involvement and, additionally, embedded the more recent localism agenda being encouraged by the Government. A fuller explanation of how we have involved people in drawing up the draft Local Plan is set out the “Consultation Statement” – <http://www.south-derbys.gov.uk/>

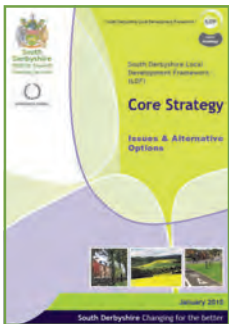
1.7 What have we done so far?

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

“ISSUES AND IDEAS” 2009

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

“ISSUES AND ALTERNATIVE OPTIONS” 2010



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

“NEIGHBOURHOOD PLANNING” 2011

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



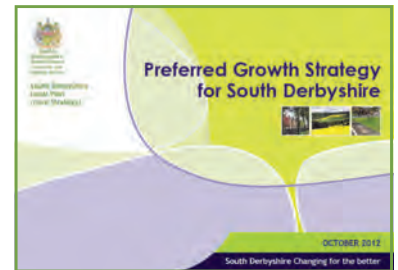
“OPTIONS FOR HOUSING GROWTH” DERBY HOUSING MARKET AREA 2011



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

“PREFERRED GROWTH STRATEGY FOR SOUTH DERBYSHIRE” 2012

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



1.8 The Evidence Base

As well as having undertaken extensive public involvement, the draft Local Plan is supported by a robust and wide ranging technical evidence base.

This includes a 'Sustainability Appraisal' of the likely significant social, economic and environmental effects of all the reasonable options we have considered, including the preferred strategy and policies. We have also produced a Habitats Regulation Assessment (HRA) Screening Statement which concludes that the draft Local Plan will not result in any significant harm to the River Mease Special Area of Conservation (SAC), or any other European Site. This document is also part of the consultation on this draft Local Plan.

Also included in the consultation is the draft Infrastructure Delivery Plan that sets out the Infrastructure that is required across the District in order to help accommodate the growth of the District up to 2028.

The draft Consultation Statement completes the documents for consultation at this time. This document sets out what consultation we have undertaken, how we undertaken it and a gives a summary of the responses received.

A list of the principal evidence base studies we have used in preparing the draft Local Plan is set out in Appendix 1.

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A PORTRAIT OF SOUTH DERBYSHIRE

This section outlines the main characteristics that make South Derbyshire unique. It is helpful to reflect on this in thinking through what needs to change in the future and how this can be made to happen.

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

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

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

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

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

The District as a whole enjoys relative prosperity, with low levels of unemployment, although economic problems persist in parts of Swadlincote and the southern parishes. However, the situation has generally improved over the past two decades as a result of successful regeneration initiatives. This process will continue through such proposals as the reclamation of poorly restored land in the Woodville area, through the provision of a new Swadlincote - Woodville Regeneration Route providing better access to Swadlincote and traffic relief in Woodville.

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

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

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

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

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

Local heritage is an important part of the unique character of the area with 22 Conservation Areas, over 700 listed buildings, 20 Scheduled Ancient Monuments and five historic parks and gardens. These are safeguarded through a combination of careful design and grant schemes. There are threats, however, through new development and, in the case of the Scheduled Swarkestone Causeway, through regular damage from traffic.

Several major watercourses cross the District including the Rivers Trent,

Dove, Mease and Derwent and approximately one fifth of the land area is within areas at risk of flooding.

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

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A VISION & LOCAL PLAN OBJECTIVES FOR SOUTH DERBYSHIRE

3.1 South Derbyshire Key Issues:

Taking into account the content of local strategies, our emerging evidence base and the outcome of consultation we have undertaken so far, a large number of key issues have been identified. The background to these is set out in a series of Topic Papers prepared in 2010 and most recently position statements and a set of Area Profiles.

A summary of the key issues is listed below:

- South Derbyshire has the fastest growing population in Derbyshire and having considered market needs, is required to accommodate around 13,500 additional homes between 2008 and 2028
- The District will need to provide land for sustainable urban extensions to the City of Derby as well as the main District settlement of Swadlincote and achieve sustainable rural communities
- The District's population is growing, ageing and diverse in its needs
- The cost of housing within the District is unaffordable for many and the longer term trend is a growing gap between average earnings and house prices
- The District will need a more diverse economic base
- There is a need to achieve a higher quality of design in future developments which reflect the local distinctiveness of South Derbyshire
- The causes and effects of climate change will need to be addressed through energy and water management and reducing the need to travel
- Many South Derbyshire residents work outside the District and we need to ensure there are opportunities to both live and work in the District
- Levels of deprivation and skills vary through the District with particular pockets within the Swadlincote urban area
- There is increasing pressure on existing employment sites to be developed for housing
- Three quarters of the District is in agricultural use, but farmers and those in related businesses are facing increasing pressure to

consider diversification

- New development will need to be accompanied by a wide range of infrastructure, services and facilities to address future and existing deficiencies
- There is a need to support Swadlincote through environmental improvements, new investment and better access
- Swadlincote has a growing retail, leisure and commercial role but needs to continue to grow and remain vibrant
- The District is well served by the strategic road network although many routes suffer frequent congestion
- There are high levels of car usage and public transport provision in some parts of the District is poor
- Local shops and services are becoming under increasing pressure in many rural communities
- The District has many historic, cultural, landscape and archaeological qualities which require protection and enhancement
- There is a need to promote green infrastructure networks for nature and open space
- Much of the District lies within areas known to be at significant flood risk
- There is a significant amount of vacant or under-used brownfield land within the District concentrated at two former power station sites, and at Woodville

Having identified the key issues to be addressed, the starting point for any Local Plan is the clear expression of the overall **Vision** and **Strategic Objectives** for the Area for South Derbyshire.

3.2 A Vision for South Derbyshire:

The vision for South Derbyshire is one of sustainable growth, renewal and opportunity. By 2028, the economy will have grown with a more diverse business environment supported by a more skilled workforce. Local communities will be healthy and inclusive and will have access to a range of jobs, housing, education, health, shops, services, facilities and green space by a choice of travel options including public transport and other non-car modes. Climate change and adaption will lie at the

heart of our strategy and residents and businesses will be supported to make efficient use of resources and cope with the effects of climate change which are already anticipated- such as reduced water availability and increased flooding.

The strategy for growth will have delivered at least an additional 13,454 homes over the preceding twenty year period and ensured the District's housing stock is better aligned to the needs of – and available to – everyone, irrespective of their stage of life, income or circumstances. The countryside, rivers, green spaces and networks which connect them, together with the District's cultural and heritage assets will have been protected and enhanced and the quality and diversity of the District's wildlife habitats will have been improved. New development will reflect and reinforce the District's many distinct landscapes and will protect the integrity of our most sensitive wildlife sites, landscapes and heritage assets. South Derbyshire will have continued to be a major ingredient in the success of the National Forest and the District will have become an increasingly important tourist destination in the region.

To accommodate growth, brownfield land and disused buildings will be brought back into beneficial use and major urban extensions immediately to the south and south east of Derby will have been developed, accommodating a minimum of 6,800 additional homes and providing a wide range of accommodation to meet the expanding housing needs of the City of Derby and South Derbyshire. The growth potential of Derby and these new urban extensions in particular, will have been unlocked through transport and other infrastructure improvements.

Similarly, as South Derbyshire's principal settlement, Swadlincote will have expanded to the south, east and west, to cater for the needs of South Derbyshire's growing population and cementing the economic and commercial role of the town. The design of all major residential urban extensions will have been shaped by local people and comprehensively designed to provide the highest possible quality living environments being sustainable, prosperous, safe, clean and energy efficient. A culture of good design will also have become established for all developments in the District.

Swadlincote will have become firmly established as a vibrant town in a high quality retail, residential, commercial, leisure and shopping environment. This will have been achieved through new development within and around the town and improved connections to the wider road network. In particular, substantial investment in leisure and civic facilities will have been developed to support the town's enhanced role as a major shopping and recreation destination. These developments will have complemented successful actions for encouraging investment

into, and better management of, Swadlincote Town Centre – guided by a dedicated Vision and Strategy. Such measures will have included the completion of public realm improvements, supporting business development, developing the outdoor market and hosting major events.

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

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

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

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

3.3 Local Plan Objectives

The Local Plan objectives were identified following the Issues and Ideas Consultation in 2009 and the draft objectives were consulted upon during the Issues and Alternative Options Consultation in 2010. They have subsequently been amended to reflect the findings of the Sustainability Appraisal which is available to view alongside this Plan and in response to comments received during consultations. The comments received on the Local Plan objectives and the changes made to reflect these comments can be viewed in the Draft Consultation Statement.

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

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4

SPATIAL STRATEGY - A PLAN FOR GROWTH

4.1 Introduction

This chapter sets out the overall spatial policies that will help realise the Vision for South Derbyshire.

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

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

The overall strategy is quite deliberately one of ambitious growth. In line with the National Planning Policy Framework (NPPF)¹, the Plan reflects a general presumption in favour of sustainable development taking into account economic, social and environmental impacts the Plan will have.

The NPPF makes clear the Government's intention to increase the number of homes built and that local plans should be prepared in order to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change whilst reviewing any adverse impact doing so would have.

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

Fundamental to the strategy is our recognition that neighbouring Derby City is unable to make provision for all its own housing needs within its own boundaries.

This means a collective approach is needed – along with Amber Valley Borough Council – to ensure development needs across the wider Derby

area are properly met. As part of that approach, the authorities have worked together to ensure that optimum possible use is made of derelict and other previously developed sites and premises within the City of Derby and other areas, to ensure opportunities for urban regeneration are taken and the need for the loss of greenfield land is reduced.

The overall strategy for the distribution of housing is guided by a Settlement Hierarchy providing a greater degree of specificity to the location of future housing supply for the strategic sites in Part 1, the small site allocations in Part 2 and for future windfall planning applications. This has been informed by a comprehensive assessment of all settlements and other potential development locations throughout the District and their capacity to accommodate development by virtue of the range of services and facilities they offer.

In order to address the needs of sustainable development we also consider that development that boosts the economy and creates jobs in the District is as important as building new homes. As part of our Derby Housing Market Area we have also considered the amount of new employment land that is needed and how that can be accommodated across the three Local Authorities.

A further consideration within South Derbyshire is the two areas of Green Belt that fall within the District's boundary; a part of the Nottingham – Derby Green Belt and the majority of the Burton – Swadlincote Green Belt. The NPPF makes clear that Green Belt should be protected from development unless exceptional circumstances exist and that any change to the Green Belt needs to be undertaken through a Local Plan review. The extent of the Green Belt in South Derbyshire can be seen on the Area Profile Maps of Aston, Swadlincote and the Southern Villages.

1 The National Planning Policy Framework sets out the Government's planning policies for England. Local authorities' local plans are required to be consistent with it. See: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

4.2 A Strategy for Sustainable Growth

Policy S1 A Strategy for Sustainable Growth and Regeneration

South Derbyshire will promote sustainable growth to meet its objectively assessed housing and commercial needs between 2008 and 2028. The Council will undertake this through the allocation of strategic sites in this document and also in the Local Plan part 2.

The economic, social and environmental objectives set out in this Plan will be addressed by accommodating growth through the use of a settlement hierarchy, continued promotion of economic development, protecting the principle of the Green Belt, conserving environmental and cultural assets, expecting energy efficiency, conforming to the highest design standards achievable, addressing the effects and causes of climate change and reducing waste and pollution.

The strategy for South Derbyshire is:

1. Meeting South Derbyshire's split of the Derby HMA housing requirement which is South Derbyshire's housing needs and helping to meet the needs of Derby City which it cannot accommodate within the city boundary. This will be met through allocations:
 - around Swadlincote including land at former Drakelow Power Station
 - urban extensions to the Derby City
 - village growth in Hatton, Hilton, Etwall, Aston on Trent and Repton
2. Retaining and promoting employment development on sites in urban areas and other locations which already are, or could be in the future, well served by infrastructure, including public transport. These include:
 - growth in the urban area of Swadlincote
 - development in Hilton to balance the needs of a growing community and to create more jobs
 - strategic locations suggested at Dove Valley Park and Global Technology Cluster
3. Ensuring that the new infrastructure – roads, schools and other services and facilities – required to serve new development will be provided through the relevant policies in Local Plan part 1. The Council will prepare a new Planning Obligations SPD to be delivered through S106 Planning

Obligations, and also introduce and operate a Community Infrastructure Levy Charging Schedule to secure funding towards new infrastructure provision.

4. Supporting and enhancing the role of Swadlincote Town Centre. The detail of a town centre boundary review will be undertaken through Local Plan part 2. The role of retail within the villages will also be considered although will continue to be promoted in part 1. The urban extensions on the edge of Derby City will develop with their own new retail areas which will be carefully considered.
5. Supporting and encouraging tourism within the District which makes an important contribution to the local economy. The increase of woodland cover across the National Forest will be supported. The heritage assets in South Derbyshire will be protected, conserved and enhanced.

Explanation

Having considered a wide range of representations, we have concluded that the overall strategy should be one which aims to meet development needs in a way which most closely supports regeneration and prosperity in each of the city, town and village locations.

Implementation and Monitoring

This overarching policy will be implemented and monitored using all of the following policies in this Plan to help ensure delivery of the strategy.

4.3 Presumption in Favour of Sustainable Development

Policy S2 Presumption In Favour of Sustainable Development

Planning applications that accord with the policies in this local plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

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

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

specific policies in that framework indicate that development should be restricted.”

Explanation

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Implementation and Monitoring

Implementation will be through the Development Management process and an indicator in the Annual Monitoring report that assesses the number of positively prepared planning applications.

4.4 The amount of housing growth needed in South Derbyshire 2008 - 2028

Policy S3 Housing Need

Provision will be made in South Derbyshire for at least 13,454 net additional dwellings over the Local Plan period. The dwellings will be split between the two separate parts of the Local Plan in the following way:

- Sites to be allocated to accommodate at least 12,404 dwellings as strategic sites within the Part 1 of the Local Plan.**

- Sites to be allocated to accommodate at least 600 dwellings as smaller sites across the District within the Local Plan Part 2 taking account of the Settlement Hierarchy.**

- An assumed Windfall of 450 dwellings across the Plan Period**

The delivery of the housing sites will be phased to reflect a gradual recovery in the housing market to 2016. The Council will maintain a five year rolling land supply of specific deliverable sites with a rate relevant to that phase of the plan with buffers accounted for where appropriate.

Explanation

Furthermore, the Localism Act and the NPPF introduce a requirement for councils to plan on a larger than local scale under the statutory Duty to Co-operate. This means adjoining councils working together to meet development needs collectively particularly where these cannot be

wholly met within the local authority area. This further reinforces the need for South Derbyshire to work collaboratively as part of the Derby HMA.

The most important element is deciding the growth needs of the three Local Authorities is the evident fact that the City of Derby is likely to accommodate beyond 12,500 net additional dwellings over the plan period – a figure insufficient to meet its projected needs. A large proportion of the housing need is therefore required to be met in close proximity to the Derby urban area to help address the shortfall of dwellings for Derby City to meet its objectively assessed needs.

The following distribution of the HMA figure of 35,354 dwellings across the HMA:

Local Authority	Target 2008-2028
Amber Valley	9,400
Derby City	12,500 (still TBC)
South Derbyshire	13,454
Total	35,354

Our future housing needs have initially been assessed at the Housing Market Area, rather than a District level. This is in recognition of the extent of the functional housing market area and the fact that the City of Derby has a finite physical capacity to meet its needs wholly within its own boundaries. Preliminary consultation on this was undertaken jointly in 2011, based on nationally published projections of population and household growth at a local authority level.

More recently, a housing requirement study² was commissioned for the Derby HMA to assess the extent to which nationally produced population and household projections are appropriate to local circumstances and to take into account results from the 2011 Census. This study was followed by an update to the objectively assessed need which was published in the SHMA³ which took account of newly available census 2011 data, re-looking at some aspects of the methodology and the wider evidence that has come about through the SHMA process.

The HRS study and the update concluded there is a demographic need for 35,354 additional homes for the period 2008 - 2028 throughout the Derby Housing Market Area (DHMA). This scale of growth represents a substantial increase in the housing stock of the DHMA and is considered to be at the upper level of what the market is likely to be able to deliver

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

³The Strategic Housing Market Assessment Chapter 9 (GL Hearn and Partners and Justin Gardner) is a key evidence base document which can be viewed at www.south-derbys.gov.uk

taking account of past build rates and the economic conditions. This level of growth would also allow for an aspirational rate of economic growth and strike an appropriate balance between making provision for in-migration to the HMA for work and non-work purposes and avoiding the HMA becoming a “dormitory” area with unsustainable levels of out-commuting.

The proposed distribution reflects the fact that the least constrained options for physical extensions to Derby lie in South Derbyshire. The distribution also reflects that there is an opportunity for a major brownfield development in Amber Valley at Cinderhill⁴ which has many constraints including the Derwent Valley World Heritage Site and Green Belt surrounding their Market Towns.

The proposed distribution also reflects the fact that the amount of growth proposed in Amber Valley is somewhat higher than the adjusted trend projection as otherwise that Borough would be able to plan for virtually no employment growth at all.

It should further be noted that in planning for an additional 13,454 dwellings in South Derbyshire, the following need to be subtracted:

- Dwellings which have already been completed since 1 April 2008
- Unimplemented planning permissions for dwellings as at 1 April 2012 and unimplemented sites already allocated in the South Derbyshire Local Plan 1998.

Allowance is also made for estimated future losses of existing dwelling stock of around 150 dwellings between 2012 and 2028.

In particular, a substantial amount of dwellings already have planning permission on three large sites adjoining Derby following a Conjoined Public Enquiry in 2008 and also at the former Drakelow Power Station site.

Implementation and Monitoring

Implementation will be through the Development Management process and if required an early review of the plan should monitoring indicate that it is required. Monitoring will be through the indicator in the Annual Monitoring Report for the net completions of dwellings each year and also through ensuring that there is a rolling five year housing land supply through updating of the housing trajectory.

4 Details of this site can be seen in the Amber Valley Draft Local Plan Part 1 consultation document and can be viewed at: www.ambervalley.gov.uk

4.5 The Settlement Hierarchy

Policy S4 Settlement Hierarchy

The location of new residential development will be determined in accordance with the following settlement hierarchy:

1. Appropriate sites of a range of scales up to and including strategic sites will be promoted as extensions to the urban areas of Derby and Burton upon Trent;
2. Appropriate sites of a range of scales up to and including strategic sites will be promoted within and adjoining the growth town of Swadlincote;
3. Appropriate sites of a range of scales up to and including strategic sites will be promoted within and adjoining the Key Service Villages;
4. Appropriate sites of a local scale (up to 10 dwellings) will be promoted within and adjoining the Local Service Villages;
5. Small sites of a scale appropriate to their site circumstances and rural location including infill sites and conversions of existing buildings will be promoted in the other Rural Villages and Rural Locations.

In selecting sites, preference will be given to previously developed and underused or vacant sites.

The suitability of all development will be dependent on the need for additional housing supply and the specific local planning merits of individual sites and locations in accordance with the policies of this plan. Other than for sites specifically allocated in Parts 1 and 2 of the Local Plan, development on the edge of the main urban areas of Derby and Burton upon Trent and in the growth town of Swadlincote and in Key Service Villages and Local Service Villages will be restricted to sites contained within the confines of settlement boundaries.

Explanation

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

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

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

Implementation and Monitoring

Implementation will be through the Development Management process and ensuring that the Settlement Hierarchy framework is used to help decisions on applications. Monitoring will be through the use of an indicator in the Annual Monitoring Report for the number of applications that are prepared positively with regard to the Settlement Hierarchy.

4.6 The amount of employment land needed in South Derbyshire 2008 – 2028

The “Derby HMA Employment Land Review: Forecasts Update” provides the starting point for calculating the overall employment land requirement. This updates demand forecasts set out in the Derby Housing Market Area Employment Land Review, published in 2008, taking account of economic changes and population growth assumptions using a range of forecast approaches. The three HMA local authorities consider that the most appropriate methodology for determining the overall employment land requirement for the HMA is the “policy-on labour supply scenario”. This takes ONS figures for jobs growth in the area and adjusts it to take account of the HMA housing growth target, which implies growth in the number of residents in work by 21,300 over the period 2008-2028. The Employment policy can be seen at Policy E1.

Using the housing requirement target, it has been calculated that there is a need for a total of some 276 ha to meet B1, B2 and B8 employment land needs across the HMA during the plan period, including compensation for anticipated losses of established employment land and premises. The Core Strategies of the three HMA local authorities have set this as a target, to be promoted in partnership with businesses, developers, landowners and business support organisations.

This total requirement has been divided between the Derby Urban Area, the remainder of Amber Valley and the remainder of South Derbyshire on a proportionate basis, reflecting the distribution of new housing

SETTLEMENT HEIRARCHY

	Extensions to Large Urban Areas	Growth Town	Key Service Village	Local Service Villages	Rural Villages		Rural Areas
Settlements	Burton on Trent Derby	Swadlincote incl Woodville	Etwall Findern Hatton Hilton Melbourne Overseal Repton Rosliston ¹ Shardlow Willington	Aston on Trent Hartshorne Linton Mount Pleasant (Castle Gresley) Netherseal Newton Solney Ticknall Weston on Trent Stanton	Ambaston Barrow upon Trent Boundary Bretby Burnaston Cauldwell Church Broughton Coton in the Elms Coton Park Dalbury Drakelow Village Egginton Elvaston Former Pastures Hospital Foston Great Wilne Ingleby Kings Newton	Lees Long Lane Lullington Marston on Dove Milton Osleston Radbourne Scropton Smisby Stanton by Bridge Stenson Sutton on the Hill Swarkestone Thulston Thulvaston and Trusley Twyford Walton on Trent Woodhouses	Other Rural Areas
Qualifying Criteria	Wide range of higher order facilities and services	Wide range of higher order facilities and services	Bus Service ² and convenience store ³ plus at least 5 other services ⁴	Bus Service ² and/or convenience store ³ and up to 2 other services ⁴	Limited or no services and facilities		Limited or no services and facilities
Level of development (subject to individual site circumstances)	Any scale including strategic sites	Any scale including strategic sites	Appropriate scale up to and including strategic sites and cross-subsidy exception sites	Local scale ⁵ development and cross-subsidy exception sites	Limited infill and conversion of existing buildings and affordable housing 'exception' sites		Conversion of existing buildings
Settlement Boundaries	Settlement Boundaries to be reviewed through Local Plan Part 2				Where appropriate settlement boundaries to be removed		
Completions since 2008	0	848	543	112	52		
Current commitments (large sites >10 expected to be delivered by 2028)	7,327	2,135	455	11	0 - no large sites expected		0 - no large sites expected
Assumed supply requirement for each category beyond 2012	Around 5,000	Around 1,400	Around 1,075 in Part 1 Around 600 in Part 2		Windfalls		

¹ Whilst Rosliston does not meet the qualifying 'Key Service Village' criteria, it does serves as a key settlement to a wider rural area

² Bus Service is assessed by the frequency of the routes through each village throughout the day and into the evening

³ Convenience store to be defined as being capable of fulfilling day to day requirements.

⁴ Services include: primary school, library, indoor sports, GP surgery, dentist, railway station, employment site. Services include: Primary School, Secondary School, Cash Point, Community Centre/Village Hall, Comparison shop Convenience shop, Doctors, Dentists, Employment floorspace, Petrol Station, Bus Service, Indoor Leisure, Outdoor Leisure, Post Office, Public House/Restaurant, Library/Mobile, Railway Service, Broadband

⁵ Up to 10 dwellings and sites that are appropriate for larger scale cross-subsidy housing development

development. On this basis, the requirement for each part of the HMA is as follows:

Table 1: Employment land requirement distributed in proportion with new housing development

Area	% of housing growth	Employment
Derby Urban Area	55.8	154
Remainder of Amber Valley	25.1	69
Remainder of South Derbyshire	19.1	53
Total		276

The employment land supply in South Derbyshire is summarised in Table 3.

Table 2: Land Availability in South Derbyshire, 31 March 2013

A Total requirement 2008-2028	53 ha
B Completions 2008-2013	13.09 ha
C Commitments	41.16 ha
D Total supply (B+C)	54.25 ha
Oversupply (D-A)	1.25 ha

It can be seen that, since 2008, 13.09 ha of land has been developed for industry and business. Committed development, as at 2013, measures 41.16 ha, comprising 39.35 ha on strategic sites and 1.81 ha on smaller sites.

The total employment land supply therefore exceeds the identified need by some 1.25 ha.

4.7 Green Belt

Policy S5 Green Belt

The general extent of the Burton- Swadlincote Green Belt and the Nottingham - Derby Green Belt within South Derbyshire will be maintained with the below exceptions to the Nottingham - Derby Green Belt:

- an area of 11 hectares of land to the north of Shardlow Road and to the west of the A6 Alvaston by-pass, shall be deleted from the Green Belt
- a triangular parcel of land measuring around 13 hectares immediately to the east of the A6 and south west of Thulston will be included within the Green Belt

There is a presumption against inappropriate development within the Green Belt unless very exceptional circumstances exist. Development proposals within the green belt will be assessed against national policy.

Explanation

The southern part of the Nottingham –Derby Green Belt (1,705.9 ha) lies within South Derbyshire's administrative boundary and covers the north east corner of the District covering the villages of Elvaston, Thulston, Ambaston and to the edge of Shardlow. The Nottingham – Derby Green Belt surrounds the city of Nottingham to prevent it from merging with Derby City and also surrounding towns and villages merging.

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

The Green Belt is a long established and successful planning tool, which prevents the urban sprawls of Derby City towards Nottingham and the coalescence of Burton upon Trent with Swadlincote.

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

The reason for the minor amendment to the Nottingham – Derby Green Belt is that the 2012 Technical Assessment stated that the construction of the A50 and A6 spur now form a physical feature in the landscape, and the area is now bounded by two major roads and therefore no longer contributes to the openness of the Green belt. The study suggested that there is opportunity to consider whether the Green Belt boundaries in this location could be amended through minor changes and states that the land to the south west of Thulston "now appears to perform a Green Belt role, and could therefore be incorporated into it." The change will increase the amount of Green Belt within the District.

It is clear from the NPPF that the Government is attaching significance to the national policy of Green Belt. The fundamental aim of Green Belt policy is to "prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

The NPPF makes clear that in order for the Green Belt to meet its intended aim, there is a presumption against any inappropriate development and any such development will only be allowed in very special circumstances; "Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt".

A Green Belt assessment was undertaken in 2006 by Derbyshire and Nottinghamshire County Councils that examined the form and function of the Green Belt. It was concluded that if any change were made to the inner boundary of the Green Belt in the Derby area, then the outer southern boundary would also need to be looked at, including assessing the width of the Green Belt at the southern point with possible extensions into Leicestershire.

A technical assessment of the Nottingham – Derby Green Belt was undertaken in 2012 by South Derbyshire District Council, Amber Valley Borough Council, Derby City Council, Derbyshire County Council and Erewash Borough Council. The assessment considered the area within South Derbyshire and concluded that there may be an opportunity to amend the Green Belt boundary specifically in the Boulton Moor area due the highways development that occurred since the previous Local Plan was adopted. The reason for this was the new physical features present in the landscape and the change that they made to the landscape.

Implementation and Monitoring

Implementation will be through the Development Management process. Monitoring will be through the Annual Monitoring Report indicator of the number of planning permissions granted within Green Belt and also the annual Government Return on the size of the Green Belt.

5

HOUSING

5.1 Introduction

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

5.2 Housing Distribution: where should growth be located with South Derbyshire

A. Around Swadlincote and the Villages

As noted in the Strategy section, there is a need to accommodate growth in the Swadlincote urban area to support the continuing revival of the town and to achieve regeneration on brownfield land. Relating to all development options, there will be a need for expanded and/or new facilities at both primary and secondary level and further discussion with the Local Education Authority and others will be needed. In particular, there are serious constraints on the scope to accommodate additional primary school pupils in the Woodville area. Similarly, further detailed assessment of the likely effects of new developments on roads will be needed.

The proposed strategy supports strategic development in key villages in South Derbyshire where this would deliver distinct benefits to those communities:

Accordingly the following sites/broad locations are identified for development and are shown on the Key Diagram. Further details are provided in the section 'Planning for Places'.

Sites around Swadlincote and the Villages

SITES	No. of Dwellings
Sites started	
Castleton Park, Swadlincote Lane, Swadlincote	206
Woodville Woodlands	64
Calder Aluminium, Repton Road, Willington	42
Land at Station Road, Melbourne	32
Former Kwik Save, Alexandra Road, Swadlincote	51
Other Small Sites	157
Sites with Planning Permission	
Highfields Farm, Findern	981
Cadley Hill, Burton Road	215
Drakelow Power Station, Drakelow	2,239 ⁽¹⁾
Depot housing site, Darklands Road, Swadlincote	165
Rose Hill Works, Off Swadlincote Lane, Woodville	53
Playing Field adj Wellwood Rd/Chestnut Avenue	24
Former Dilkes Garage, Hill Street, Swadlincote	18
33 - 59 Court Street, Swadlincote	14
1 Frederick Street, Swadlincote	23
North of 26 The Rise, Swadlincote	10
23 Coppice Side, Swadlincote	14
22 Coppice Side, Swadlincote	20
Hardwick, Coleman & Whotton, Swadlincote	13
Kathglow, Dominion Road, Swadlincote	12
47-51 Alexandra Road, Swadlincote	15
Land at Repton Road, Willington	58
Former Clayton Works, Hatton	41
Allocations	
Broomy Farm	400
Land to north east of Hatton	400
Land in the vicinity of Church Street/Bridge Street & Gresley FC site	400
Land north of William Nadin Way/west of Depot	600
Land off The Mease, Hilton	375
Land off Longlands, Repton	100
Etwall	100
Former Aston Hall Hospital, Aston	100
Part 2 Site Allocations	600
Potential Windfall allowance	450
Completions 2008 - 2012	1,756
TOTAL ALLOCATIONS	3,525
TOTAL COMPLETIONS & PROJECTED COMPLETIONS	6,223
	8,789 (only including Drakelow @ 1,280)

Note: (1) of which 1,280 within the Plan period.

B. The Fringes of the Derby Urban Area

There are already outstanding planning permissions (or resolutions to grant subject to legal agreements) for a total of around 2,900 additional dwellings on sites adjoining the Derby Urban Area.

In considering future locations, particular regard has been had to assessment of infrastructure and service capacity. The availability of, and scope for providing new secondary school places through school extensions will not be sufficient to cater for the projected pupil numbers arising from the scale of development proposed in this Local Plan. The location of future strategic scale housing development will therefore be critical in aligning with future school place capacity and providing new facilities in the right places.

Similarly, highways and transport capacities around the Derby fringes are important considerations in selecting the right locations for future strategic scale growth.

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

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

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

As regards secondary school places, John Port Academy to the south west of the City at Etwall has limited capacity to accept further pupil numbers, and has very limited scope to expand. Equally, other schools within Derby City Council are either at capacity or are otherwise needed to support development being promoted in the City of Derby's Local Plan.

School place planning work undertaken jointly with Derbyshire County Council and Derby City Council Education Authorities and local schools, shows that even with expanded secondary schools at Sinfin Community and Noel Baker, an additional secondary school with a capacity of up to around 2,000 pupils will be needed.

This Local Plan therefore identifies the need for the provision of an additional secondary school. Having assessed the availability of existing schools and school place capacities, it has been concluded that the optimum location for such a school would be to the south of the City – either within the administrative boundary of the City itself, or close to it.

The Strategy therefore favours the allocation of sites to the south and south east of Derby, in addition to those which already have planning permission, in meeting future housing needs.

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

Accordingly the following sites/broad locations are identified for development and are shown on the Key Diagram. Further details are provided in the section 'Planning for Places'.

Sites around the fringes of the Derby Urban Area

SITES	No. of Dwellings
Sites started	
Stenson Fields conjoined site	487
Sites with Planning Permission	
Boulton Moor, Elvaston	1058
Primula Way, Stenson	145
Allocations	
Boulton Moor Phase 2	700
Boulton Moor Phase 3	190
Chellaston Fields	450
Wragley Way	1950 ⁽¹⁾
Primula Way	366
Stenson Fields	98
Land off Halmleigh Way	150
Hackwood Farm	290
Completions 2008 - 2012	8
TOTAL ALLOCATIONS	4,194
TOTAL COMPLETIONS & PROJECTED COMPLETIONS	1,698
	5,122 (only including Wragley Way @ 1,180)

Note: (1) of which 1,180 within the Plan period.

Policy H1: Land north of William Nadin Way, Swadlincote

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

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

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

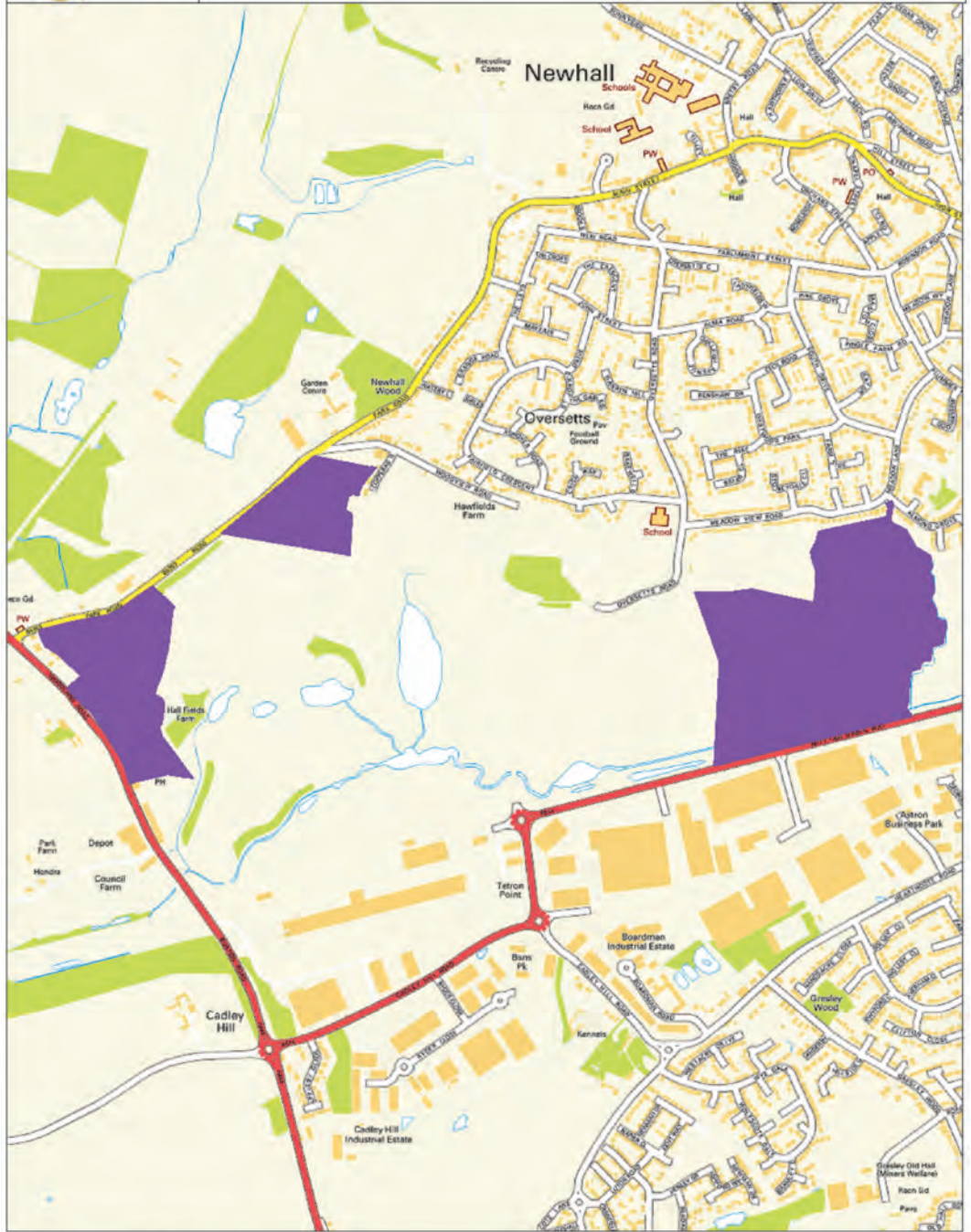
Swadlincote town centre is less than 2km away to the east and as such the site is accessible to a range of shops, services and community facilities, public transport as well as employment opportunities across Swadlincote.

Policy:

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

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

- **Consider the site holistically with other development and open space enhancement opportunities;**
- **A mix of dwelling types shall be provided across the three parcels of land which complement each other;**
- **Land shall be protected either side of the Brook that runs along the south of the site and William Nadin Way.**
- **The provision of recreational and community facilities.**



Policy H2: Land at Church Street/Bridge Street/Football club site, Church Gresley

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

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

Access to the principal site is expected to be from Church Street and/or Rockcliffe Close and access to the smaller site for the proposed replacement football ground will be from Penkridge Road and/or Bridge Street.

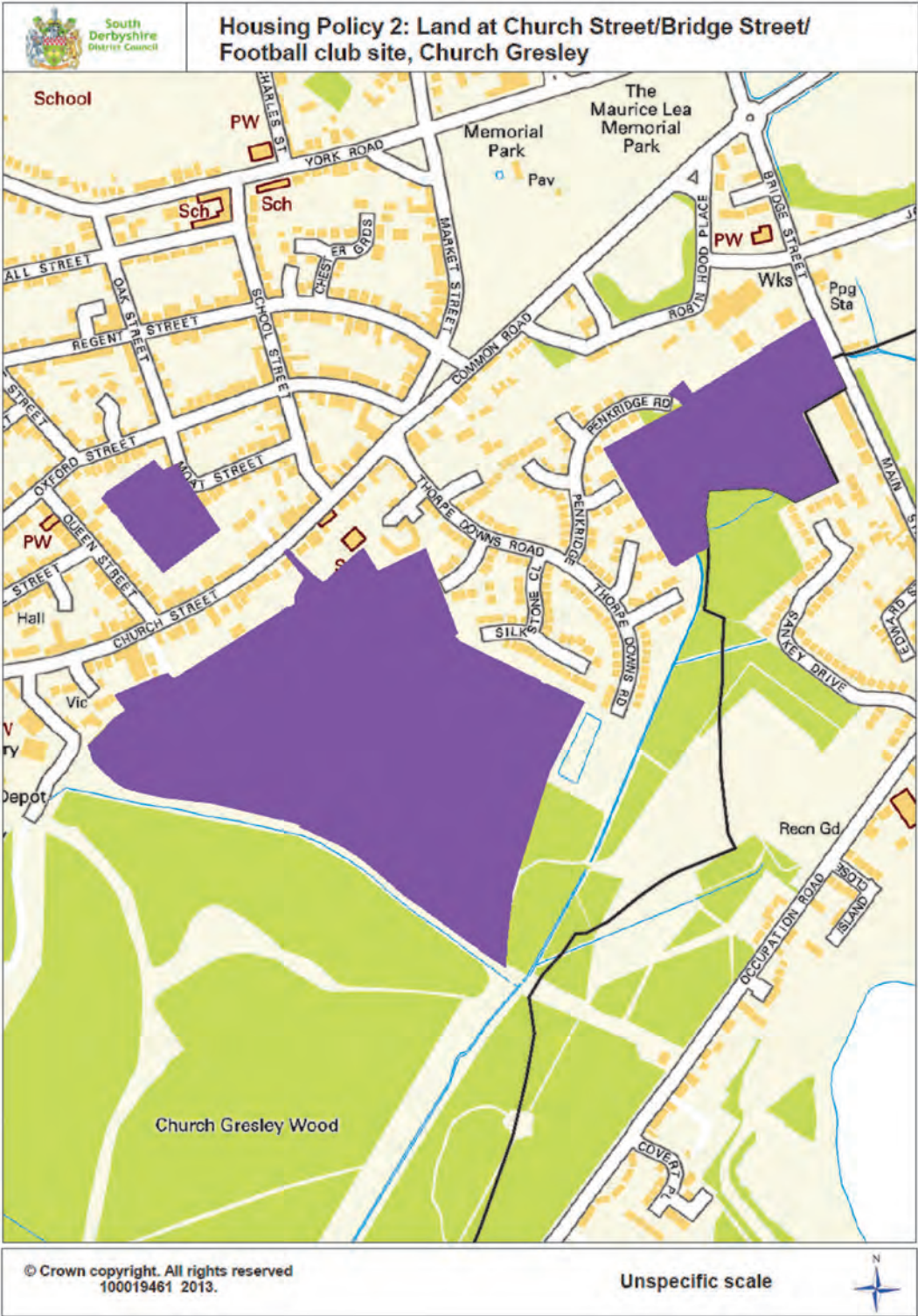
Policy:

Residential development on Land at Church Street/Bridge Street/Football club site, Church Gresley for around 400 dwellings.

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

- **Developer contributions for additional land and to enable an extension to St Georges Primary School;**
- **Consideration needs to be made for the provision of a new football ground;**
- **Access points to serve the sites shall be developed appropriately;**
 - **Principal Church Street site – access to be from Church Street and/or Rockcliffe Close**

- Bridge Street proposed football club site – access from Penkrigde Road and/or Bridge Street, Albert Village
- Existing Gresley FC site – access from existing Moat Street



Policy H3: Land at Broomy Farm, Woodville

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

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

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

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

Policy:

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

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

- **A significant green buffer and landscaping on the north east boundary of the site, to help soften the housing development impact on the surrounding rural landscape creating a new urban edge;**
- **The provision of a road link from the A514 to the A511 through the site, to help mitigate the developments impact on the surrounding**

road network. The road link will need to be designed appropriately to avoid the use of the road as a 'rat-run';

- Developer contributions will be made towards the extension of a local primary school.
- Consideration of improvements in community facilities in the surrounding area;



Policy H4: Council Depot

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

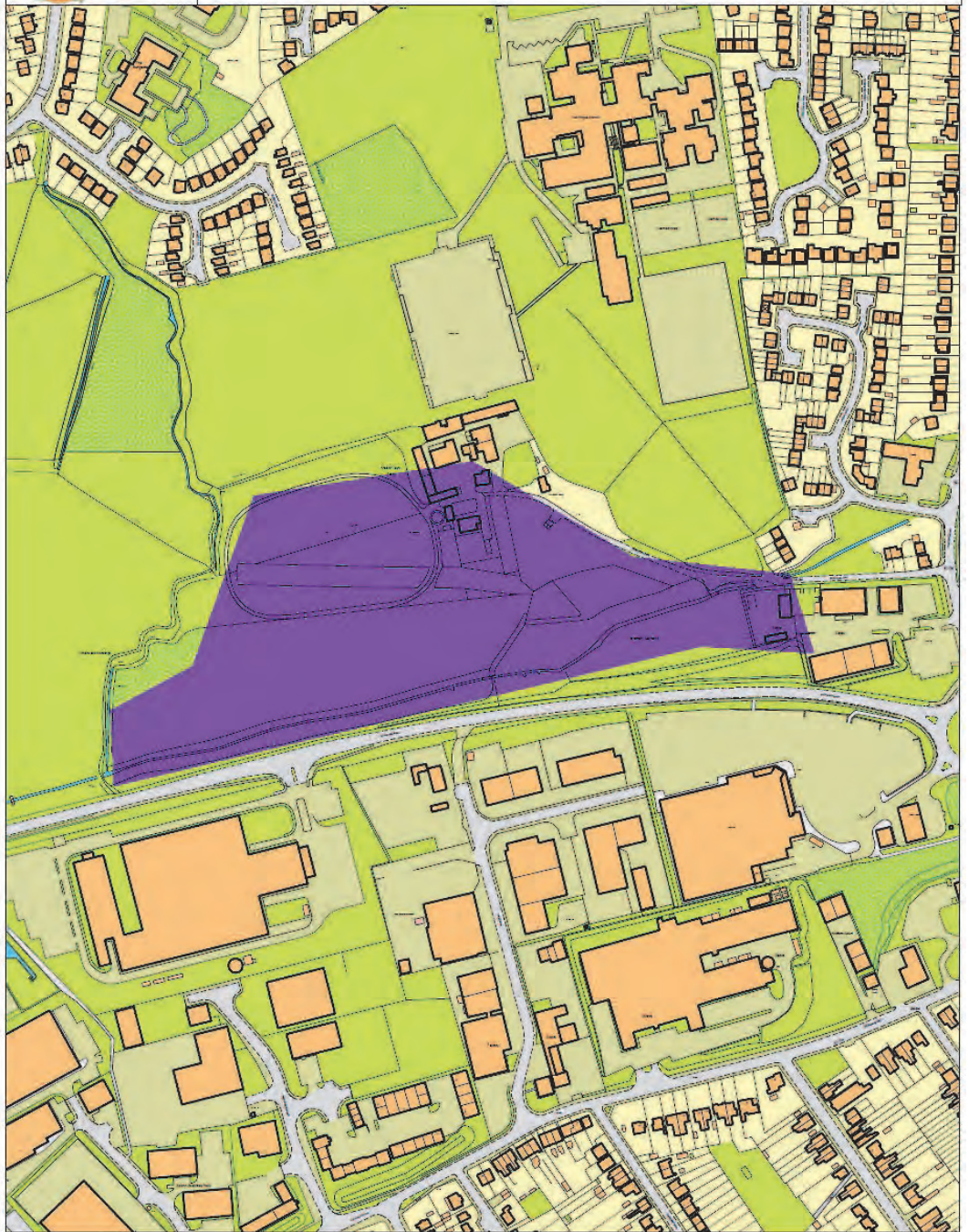
At the time of the publication of the Draft Local Plan, the site has planning permission for 201 dwellings subject to a section 106 agreement.

Policy:

Residential development on land at the Council Depot for around 200 dwellings.

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

- ***Developer contribution towards the local greenway***
- ***Enhance connectivity from the site into Swadlincote Town Centre for pedestrians and cyclists***
- ***Landscape features of the site shall be retained***



Policy H5: Cadley Hill

Cadley Hill is located to the west of Swadlincote. The site relates well to the existing built up area of Swadlincote. The north and east of the site is allocated for employment provision within the Draft Local Plan. To the south east of the site lies Swadlincote Lane and Burton Road lies to the west of the site. Existing residential development is situated along Burton Road and Swadlincote Lane. This would need to be taken into consideration when designing the site.

At the time of the Draft Plan publication, the site has planning permission for residential development.

Policy:

Residential development on land at Cadley Hill for around 215 dwellings.

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

- **A green buffer and landscaping at the boundary of the development with the existing houses on Burton Road and Swadlincote Lane shall be provided.**
- **A buffer and landscaping shall be provided along the northern boundary of the site to screen the site from the allocated employment land to the north of the site.**



Policy H6: Drakelow Park

Drakelow Park, at the site of the former Drakelow Power Stations (A and B), is predominantly brownfield land which is to the south west of Burton on Trent in East Staffordshire and is approximately 3km away from Burton on Trent. At the time of publication of this draft Local Plan, the site has planning permission for up to 2,239 dwellings.

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

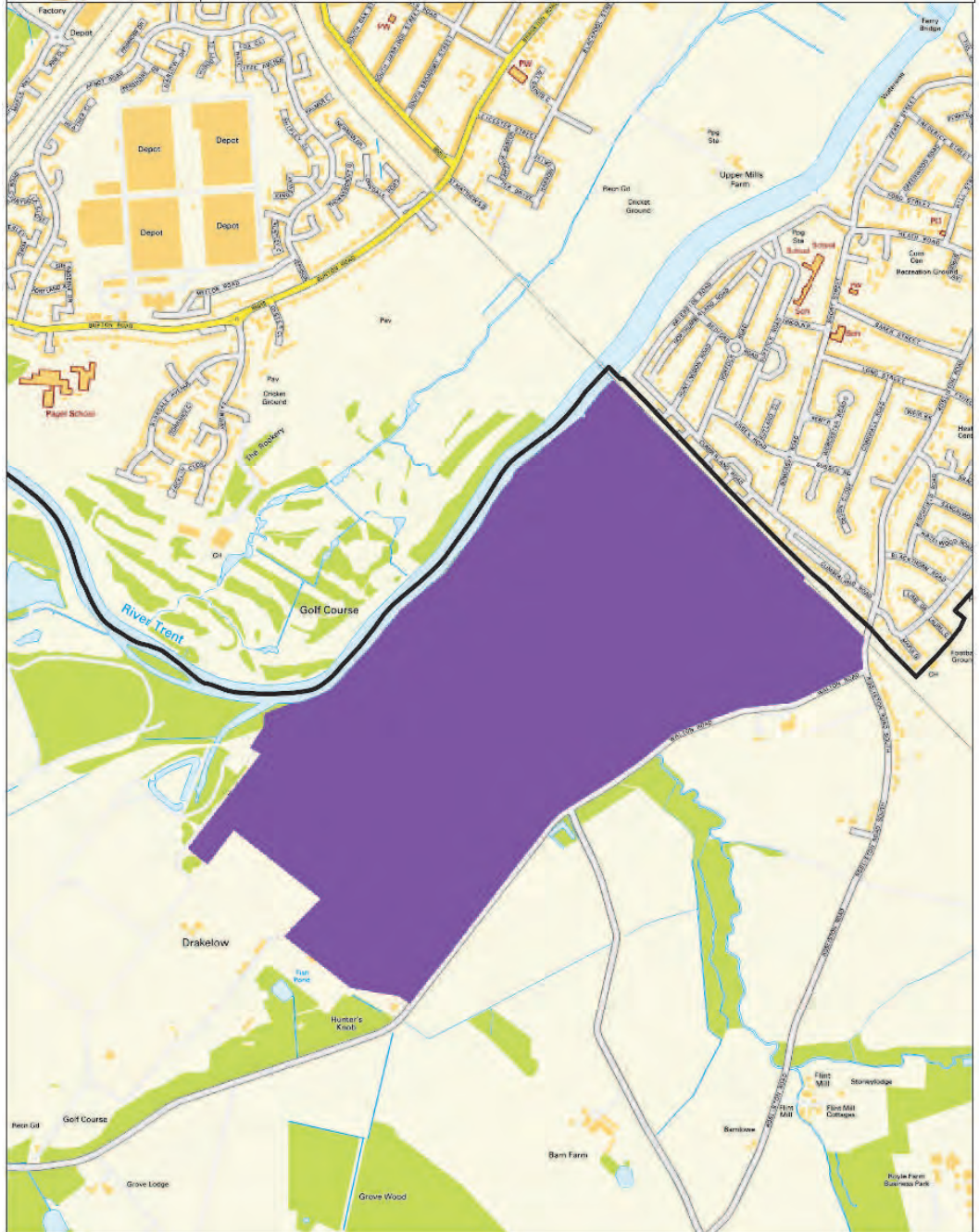
Policy:

Residential development on land at Drakelow Park, Drakelow for up to 2239 dwellings.

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

- The provision of a primary school on site;
- Developer contributions to be made to secondary school provision on an agreed strategy with the Council;
- Occupation of fewer than 100 dwellings prior to the opening of the Walton bypass;
- Pedestrian links should be provided to the nearby existing residential development;
- Pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development shall be created or enhanced;
- The provision of one or two local retail centres commensurate with the size of development to provide for day to day needs of the wider neighbourhood. The local centres should be the focal points within the development as a whole;
- The refurbishment of the listed buildings on the site.

Housing Policy 6: Drakelow Park, Drakelow



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Unspecific scale



Policy H7: Land at Hilton Depot, Hilton

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

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

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

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

Policy:

Residential development on land at Hilton Depot, Hilton for around 375 dwellings.

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

- **The provision of a new primary school on site to address the capacity issues of current primary school provision within Hilton;**
- **Developer contributions to be made to secondary school provision**

- on an agreed strategy with the Council;
- Consideration will be given to other services and facilities in Hilton that require a new building or enhancement;
- Around 7ha of land shall be safeguarded for employment land.



Policy H8: Former Aston Hall Hospital, Aston on Trent

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

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

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

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

Policy:

Residential development on Land at the Former Aston Hall Hospital, Aston for around 100 dwellings.

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

- ***The development will embrace high quality design standards to reflect the character of Aston on Trent and the surrounding landscape;***
- ***The design of residential development will complement the Care Village development;***
- ***The existing woodland buffer along the north east and west of the site will be retained;***
- ***Open space between the residential development and the Care***

Village shall be provided;

- **Consideration of improvements in community facilities for Aston on Trent;**
- **Developer contributions to be made to secondary school provision on an agreed strategy with the Council.**



Policy H9: Land at Longlands, Repton

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

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

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

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

Policy:

Residential development on Land at Longlands, Repton for around 100 dwellings.

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

- **The development will embrace high quality design standards that reflect and preserve the landscape and townscape character of Repton;**
- **The eastern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and improve the existing south east edge of the village;**
- **Views of the church spire from the public footpath will need to be respected and preserved where possible;**
- **Consideration of improvements in community facilities for Repton;**
- **Developer contributions to be made to secondary school provision on an agreed strategy with the Council.**



Housing Policy 9: Land at Longlands, Repton



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Unspecific scale



Policy H10: Land south of Willington Road, Etwall

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

The site will be accessed from Willington Road.

The site offers the opportunity to provide better facilities and improve existing facilities in the village and will provide additional dwellings in a sought after sustainable settlement within South Derbyshire.

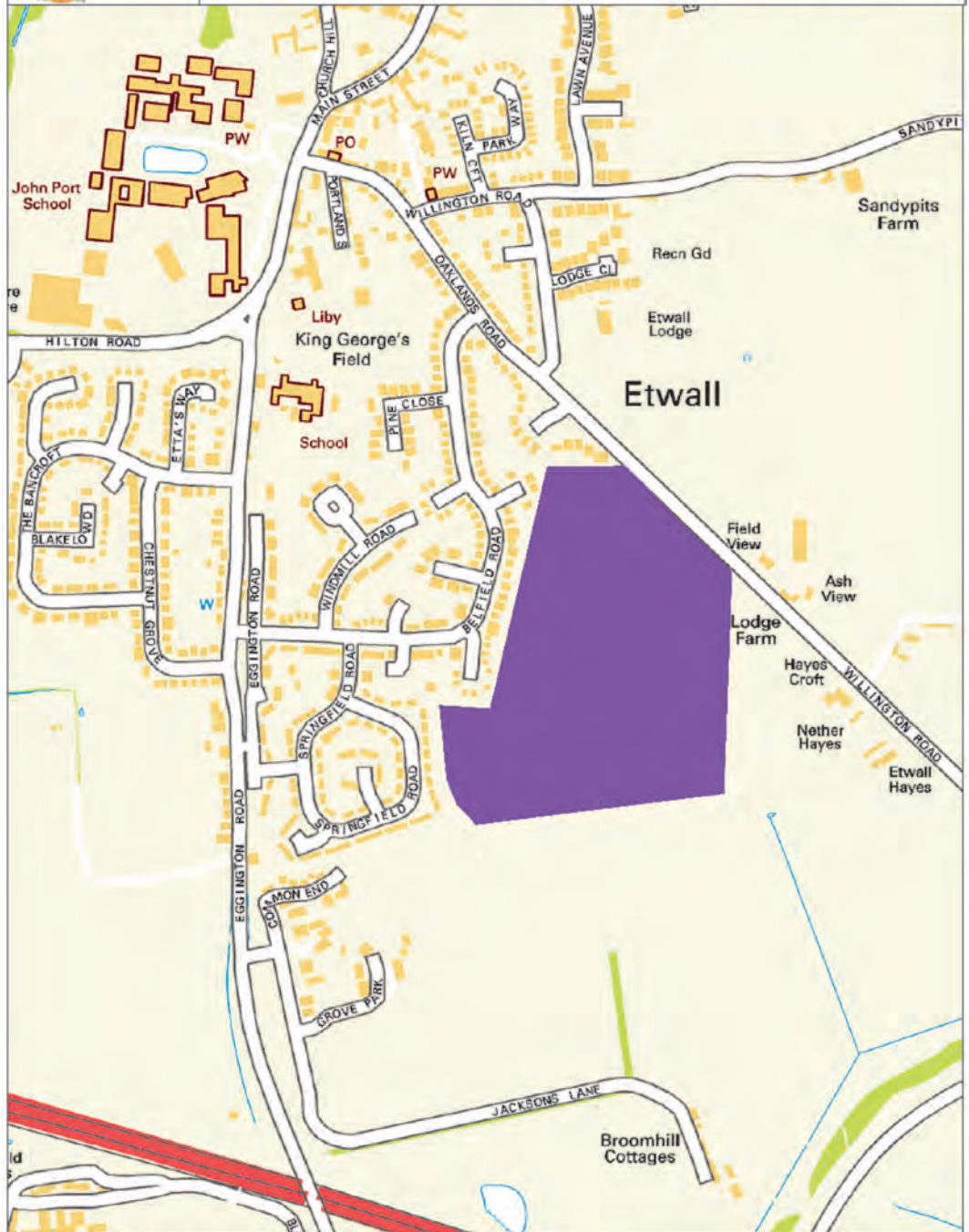
Policy:

Residential development on land at Willington Road, Etwall for around 100 dwellings.

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

- **Provision of a cricket pitch and pavilion within Etwall;**
- **Land provided for the extension of Etwall cemetery;**
- **The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape;**
- **Pedestrian links will be made between the site and the existing residential area;**
- **Developer contributions to be made to secondary school provision on an agreed strategy with the Council;**
- **Pedestrian connections will be made from the site into the village of Etwall.**

Housing Policy 10: Land south of Willington Road, Etwall



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Unspecific scale



Policy H11: Land north east of Hatton

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

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

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

The site will be accessed off Derby Road and/or through the existing Salt Box Café access from Station Road.

Policy:

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

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

- **Retention of the existing trees on the eastern boundary of the site, as well as an additional green buffer and landscaping to help soften the housing development on the surrounding landscape;**
- **The provision of pedestrian and cycle links from the site to the existing residential development to the south of the site;**
- **Additional retail provision will be provided on site, to help meet the needs of the site and provide further retail facilities for Hatton;**
- **Developer contributions will be made to maintain the flood elevation works at the lower River Dove Catchment Area;**

- The provision of a doctor's surgery in Hatton will be considered;
- Consideration will be given to a relief road to access a large manufactory plant within Hatton;
- Developer contributions will be made towards the extension to Heathfields Primary School, Hatton to help address capacity issues at the school;
- Developer contributions to be made to secondary school provision on an agreed strategy with the Council.



Policy H12: Highfields Farm

Highfields Farm is on the western edge of Littleover in South Derbyshire. The site is to the north east of the A38 junction with Rykneld Road/Staker Lane and lies to the north of Findern. The site abuts the A5250/A28 Burton Road that provides access to the City Centre, Burton on Trent and the A50.

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

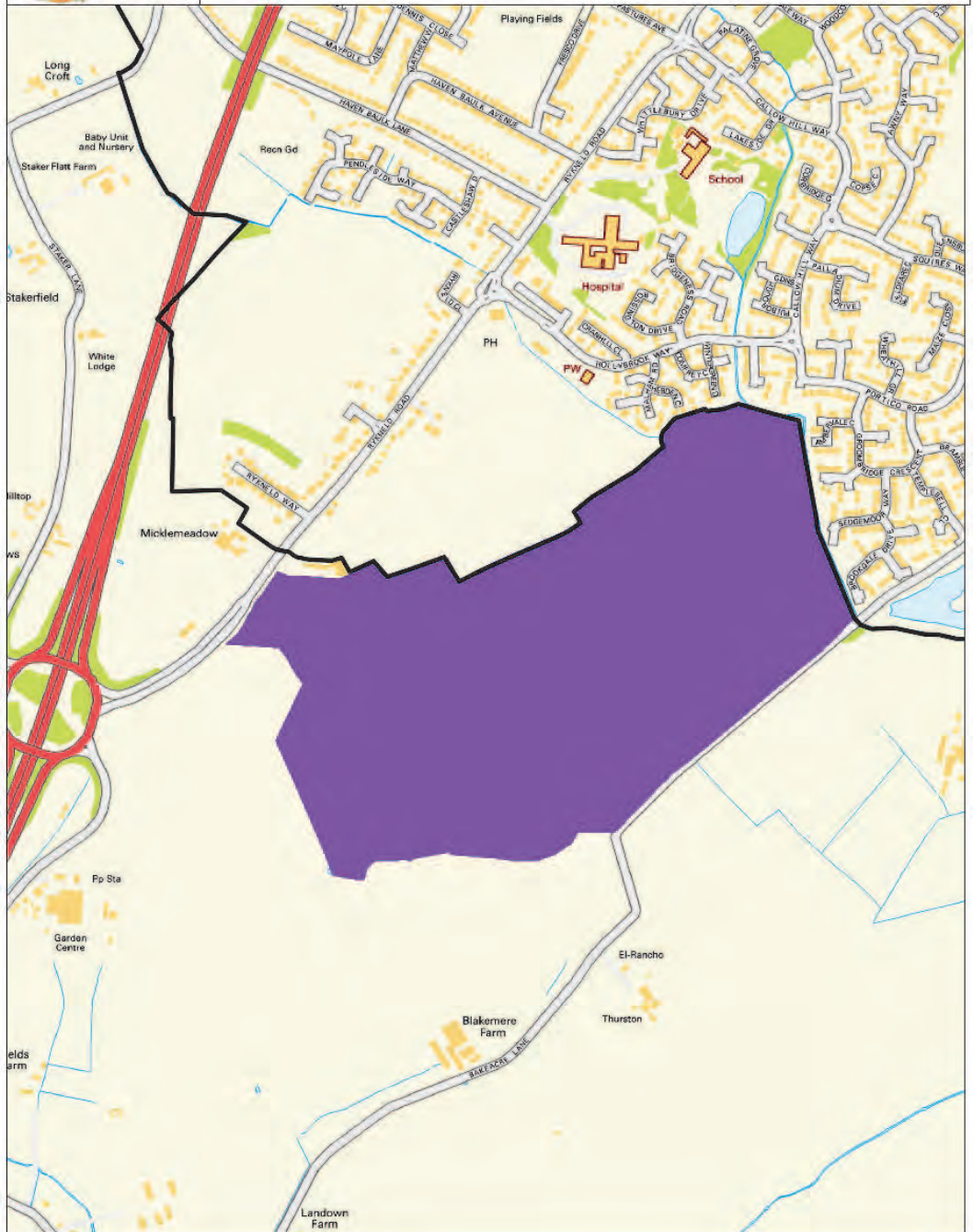
Policy:

Residential development on land at Highfields Farm for up to 1,200 dwellings.

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

- The provision of a new primary school on site;
- Developer contributions to be made to secondary school provision on an agreed strategy with the Council;
- The provision of a local centre commensurate with the size of the development to provide for day to day needs of the wider neighbourhood. The local centre should be the focal point within the development;
- The provision of a community centre;
- Pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development shall be provided
- The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the landscape;
- Consideration should be given to Phase 2 of the South Derby Integrated Transport Link Road.

Housing Policy 12: Highfields Farm (south west of Derby)



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Unspecific scale



Policy H13: Boulton Moor

Land at Boulton Moor is a cross boundary location which will provide a sustainable urban extension to Derby City and consists of four sites. The sites lie on the south east edge of the built up area of Derby, to the east of Chellaston and south of Alvaston, extending south and east to the A50/A6 spur road.

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

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

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

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

Policy:

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

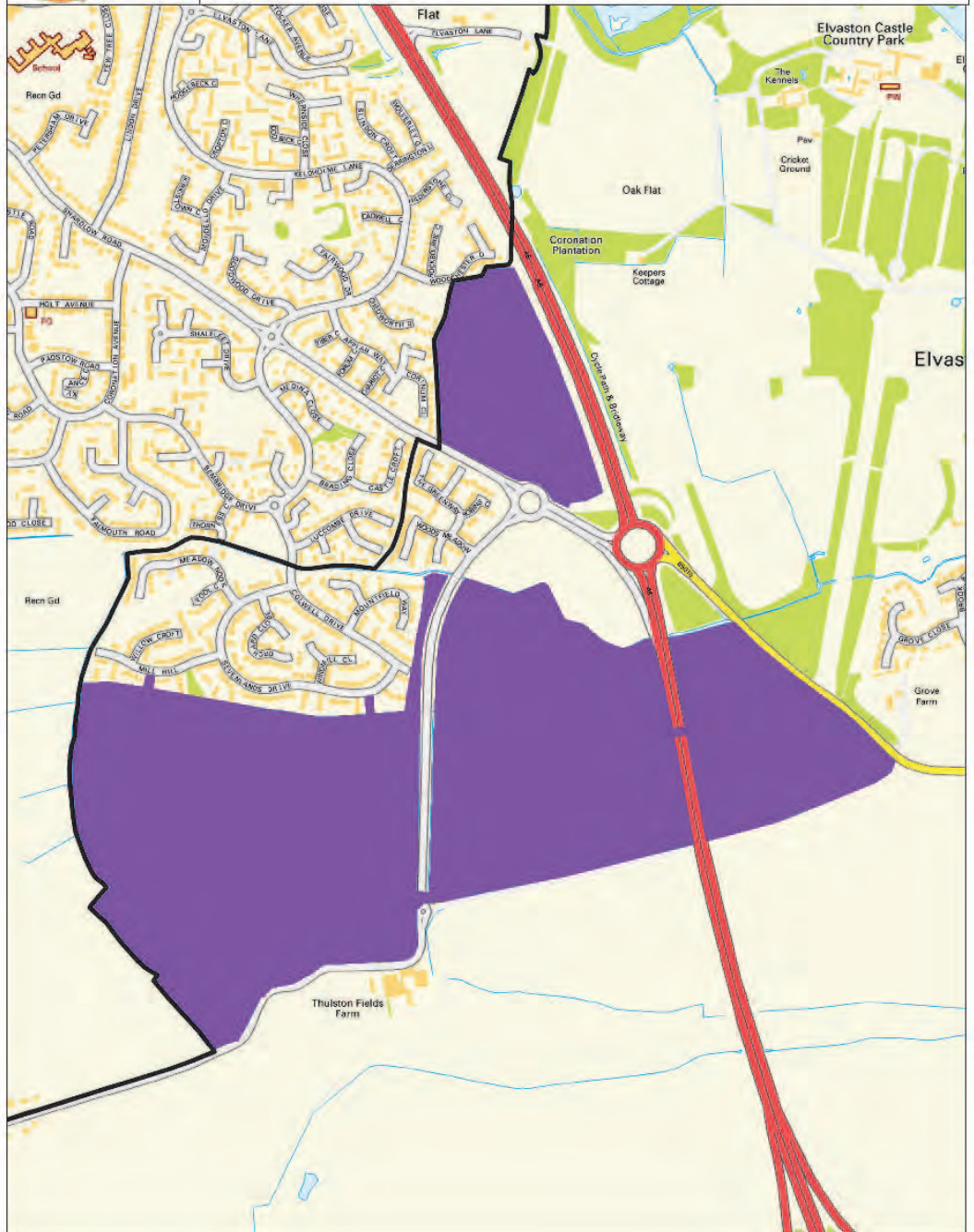
The Council will require the below listed site specifics and accordance with other Local Plan policies:

- That South Derbyshire District Council, Derby City and developers continue to work together to ensure that the proposals offers a holistic vision for a new suburb which is delivered in a comprehensive manner across the local authority boundaries. Delivery mechanisms will need to be established to ensure that the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;
- A jointly prepared development framework shall be produced;
- A cross boundary approach to housing design, layout, density, open space and landscape shall be developed/undertaken;
- A cross boundary approach the provision of affordable housing shall be developed/undertaken;
- A plan of phasing for the delivery of this cross boundary site shall be submitted with any application;
- The provision of sustainable transport measures, including contributions to the delivery of a new park and ride and bus service to serve this the wider urban extension site;
- Highway works, including improvements to Snelsmoor Lane to ensure that the impact on its junctions with the A6 and High Street are satisfactorily mitigated;
- Cross boundary flood mitigation measures, to address fluvial; and surface water issues relating to the Thulston Brook watercourse and ground water levels;
- A cross boundary flood risk assessment shall be submitted with any application;
- New development in the broad location will maintain the principle and the openness of the Boulton Moor Green Wedge within Derby City;
- Improvements to existing green infrastructure shall be made, along with the provision of new green infrastructure on the site ;
- High quality pedestrian and cycle routes within the site and links between these and existing and proposed routes and green spaces beyond the site;
- A significant green buffer and landscaping boundary on the outer edges of the developments, to help soften the housing developments impact on the surrounding countryside, create a new defensible boundary and help mitigate the urbanising impact of new development upon Derby City's Green Wedge;
- A new district centre shall be provided, anchored by a small/ medium sized supermarket complemented by a range of smaller units providing for day to day needs of the wider neighbourhood.

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

- Developer contributions to be made to secondary school provision on an agreed strategy with the Council;
- The provision of two form entry to cover phases 1 and 2 with separate primary provision to serve the site in Derby;
- The urban extension as a whole shall not adversely impact upon the setting of nearby Elvaston Historic Park and Garden.

Housing Policy 13: Boulton Moor (south east of Derby)



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Unspecific scale



Policy H14: Chellaston Fields

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

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

Policy:

Residential development on Land at Wragley Way will provide for around 500 dwellings within South Derbyshire.

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

- **Pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development and future employment areas shall be provided;**
- **Consideration should be given to some retail development on the site that is commensurate to the size of development and surrounding area but does not affect the viability and vitality of existing retail in the area;**
- **Developer contributions to be made to primary and secondary school provision on an agreed strategy with the Council.**



Housing Policy 14: Chellaston Fields, Chellaston



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Unspecific scale



Policy H15: Wragley Way

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

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

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

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

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

Policy:

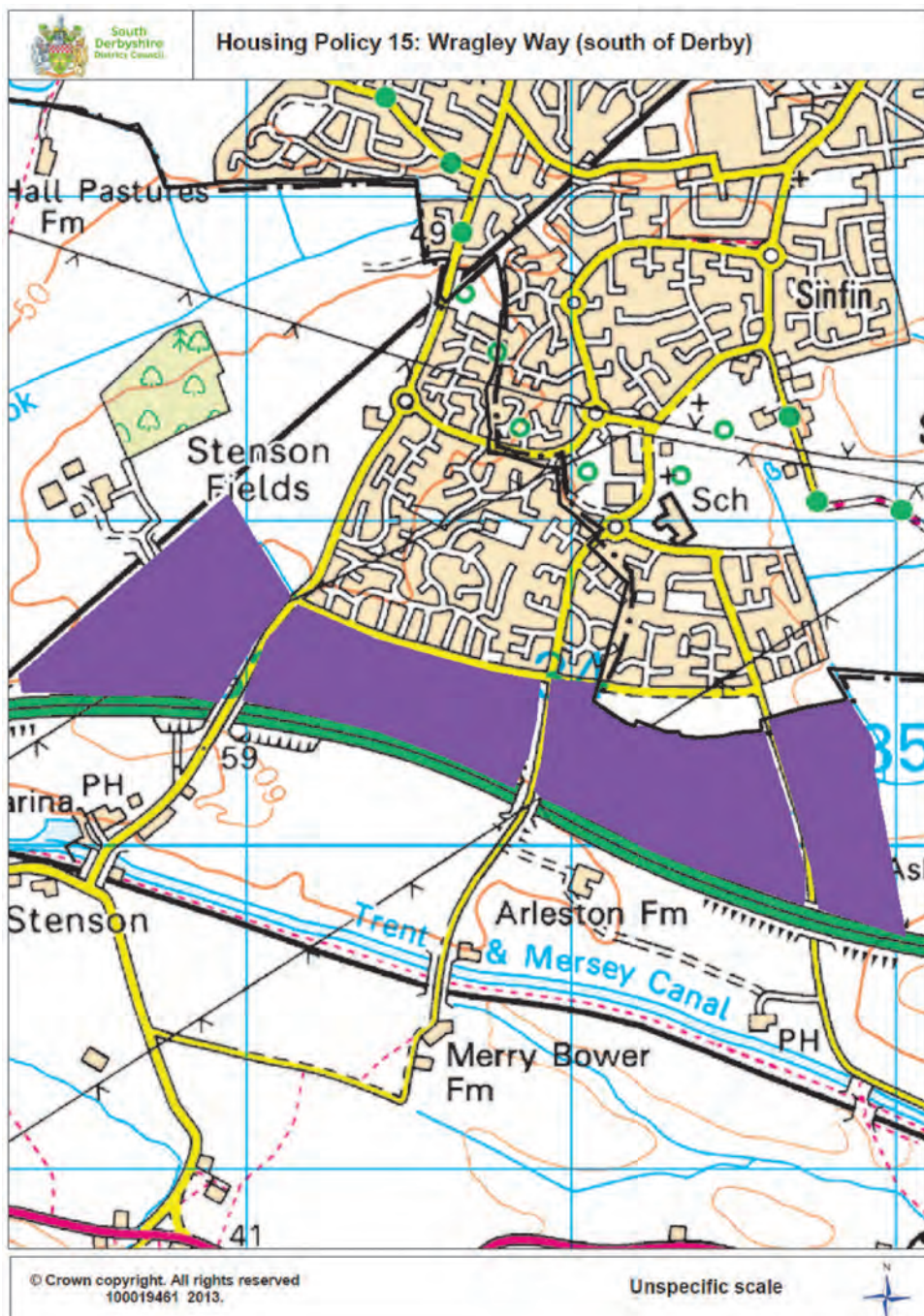
Residential development on Land at Wragley Way will provide for around 1,950 dwellings within South Derbyshire.

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

- **New highway infrastructure to mitigate the transport impact on the local and strategic road networks of the whole site. This will include the provision of and/or contributions to the construction of the South Derby Integrated Transport link;**
- **Any development should not prejudice the construction of a potential junction connecting the site to the A50, which may potentially be needed following the completion of the South Derby Integrated Transport Link;**
- **The provision of sufficient new primary school provision on site for the development as a whole;**
- **Developer contributions to be made to secondary school provision on an agreed strategy with the Council;**
- **Pedestrian and cycle links should be provided across the site and to the nearby residential, retail, employment developments and**

recreational areas;

- Consideration to be given to the number of occupied homes before completion of the South Derby Integrated Transport Link;
- A new on-site local shopping centre shall be provided which should be commensurate in size to the needs of the community taking into account the surrounding retail provision available. The location of the centre should be the focal point at the heart of the new community;
- The east, south and west of the site will require a green buffer and landscaping from the railway line, the A50 and enhancements to a defensible boundary along Sinfin Moor.



Policy H16: Primula Way, Sunny Hill

This site lies to the south west of Derby City adjacent to existing residential development on Derby City's boundary at Sunny Hill. The site is bordered to the east by the railway line, residential development to the north and open countryside to the south. Part of the site was granted planning permission for 145 dwellings, subject to a section 106 agreement.

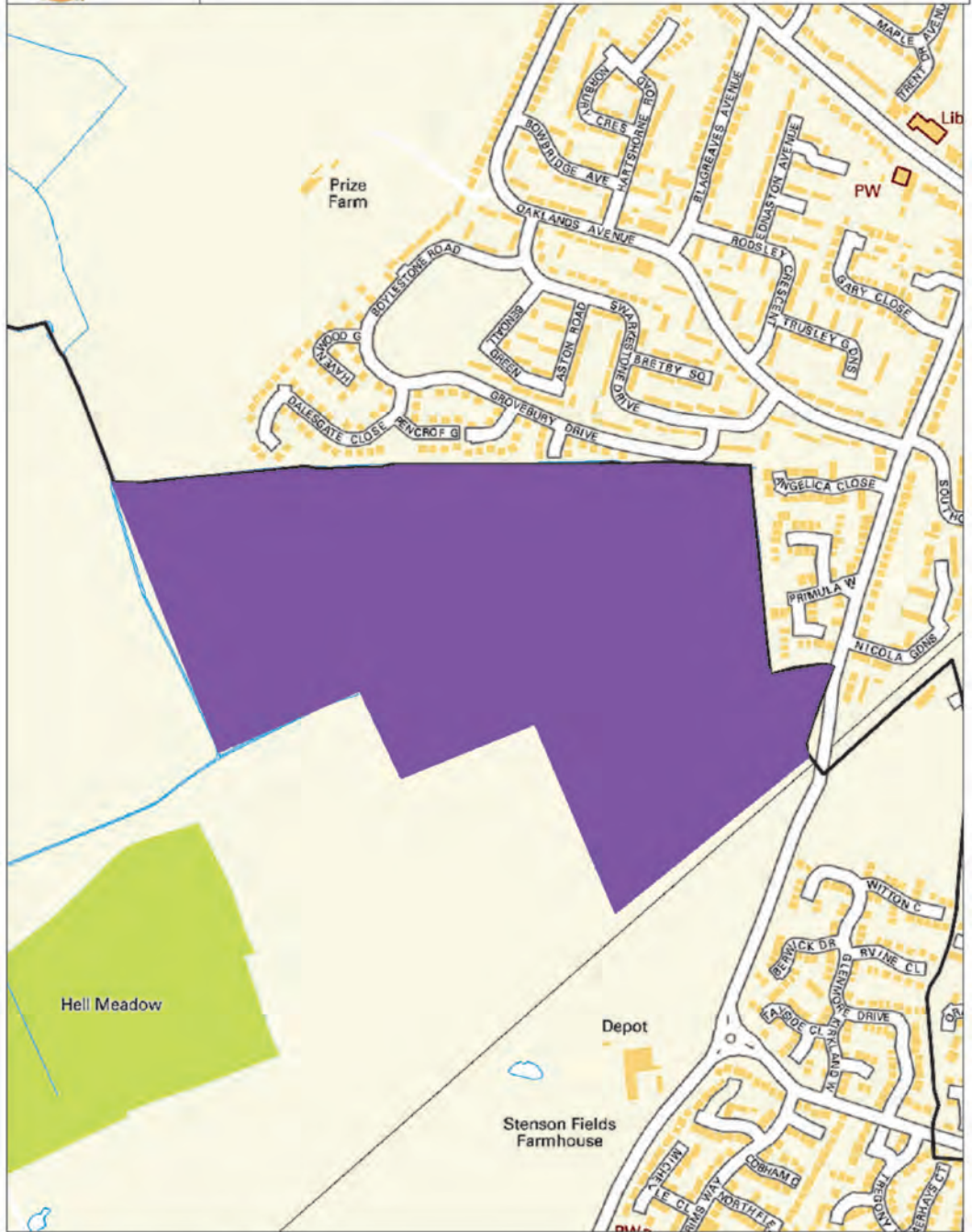
Access to the site is in Derby City through an existing residential area which limits the amount of growth that can occur.

Policy:

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

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

- ***the south and west boundary of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and create a new defensible boundary;***
- ***the development should have pedestrian connections into the existing residential areas within Derby City.***
- ***developer contributions to be made to secondary and primary school provision on an agreed strategy with the Council.***



Policy H17: Stenson Fields Estate, Stenson Fields

The site lies on the southern edge of Derby City adjoining the urban area of Stenson Fields. Stenson Fields is contained by the railway line to the west of the site and residential development to the north, east and south.

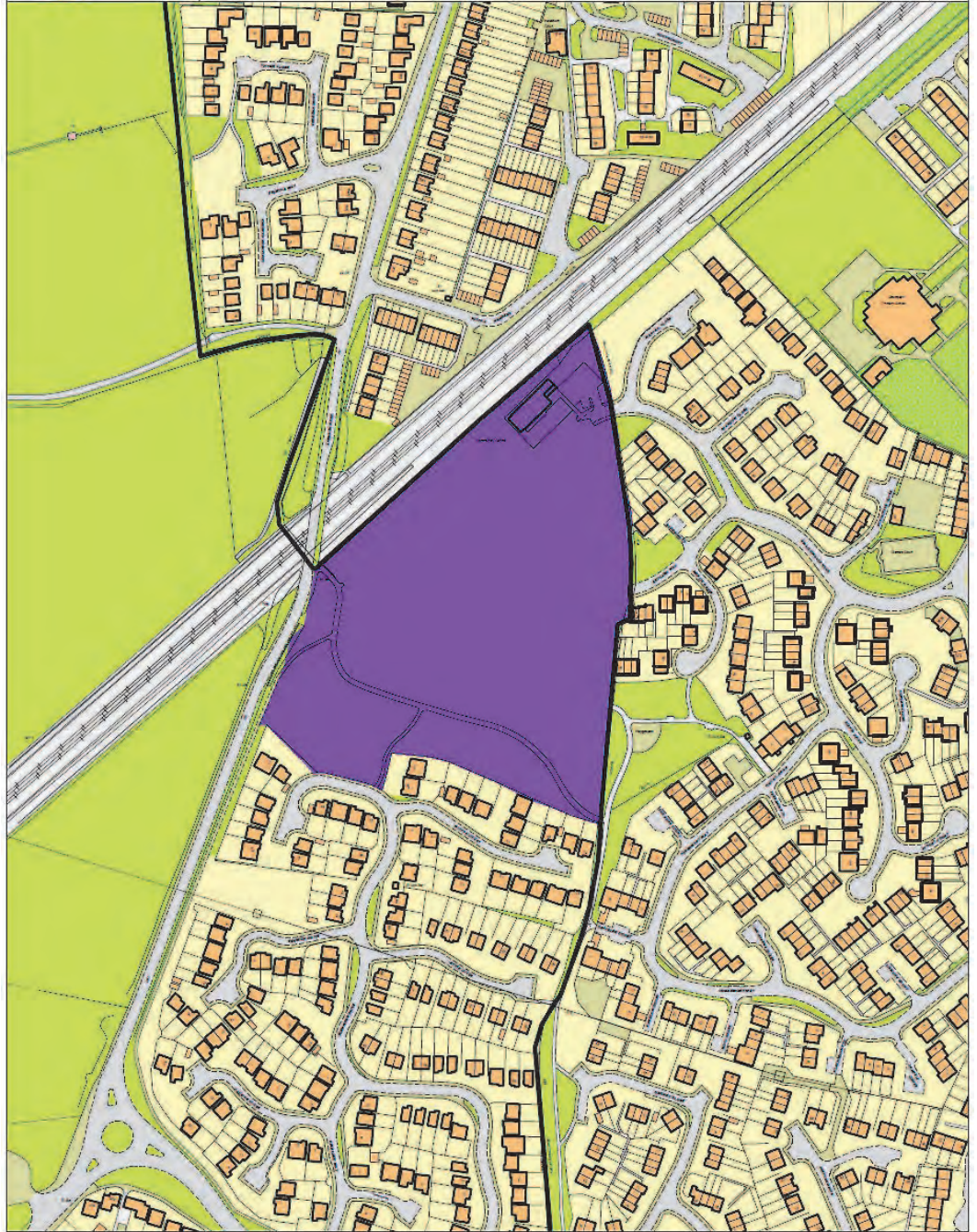
The site relates well to the existing urban area offering a small sustainable urban extension to Derby City.

Policy:

Residential development on Stenson Fields Estate site for around 100 dwellings.

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

- **Pedestrian links should be provided to the nearby existing residential development;**
- **Developer contributions to be made to secondary school provision on an agreed strategy with the Council.**



Policy H18: Land west of Holmleigh Way

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

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

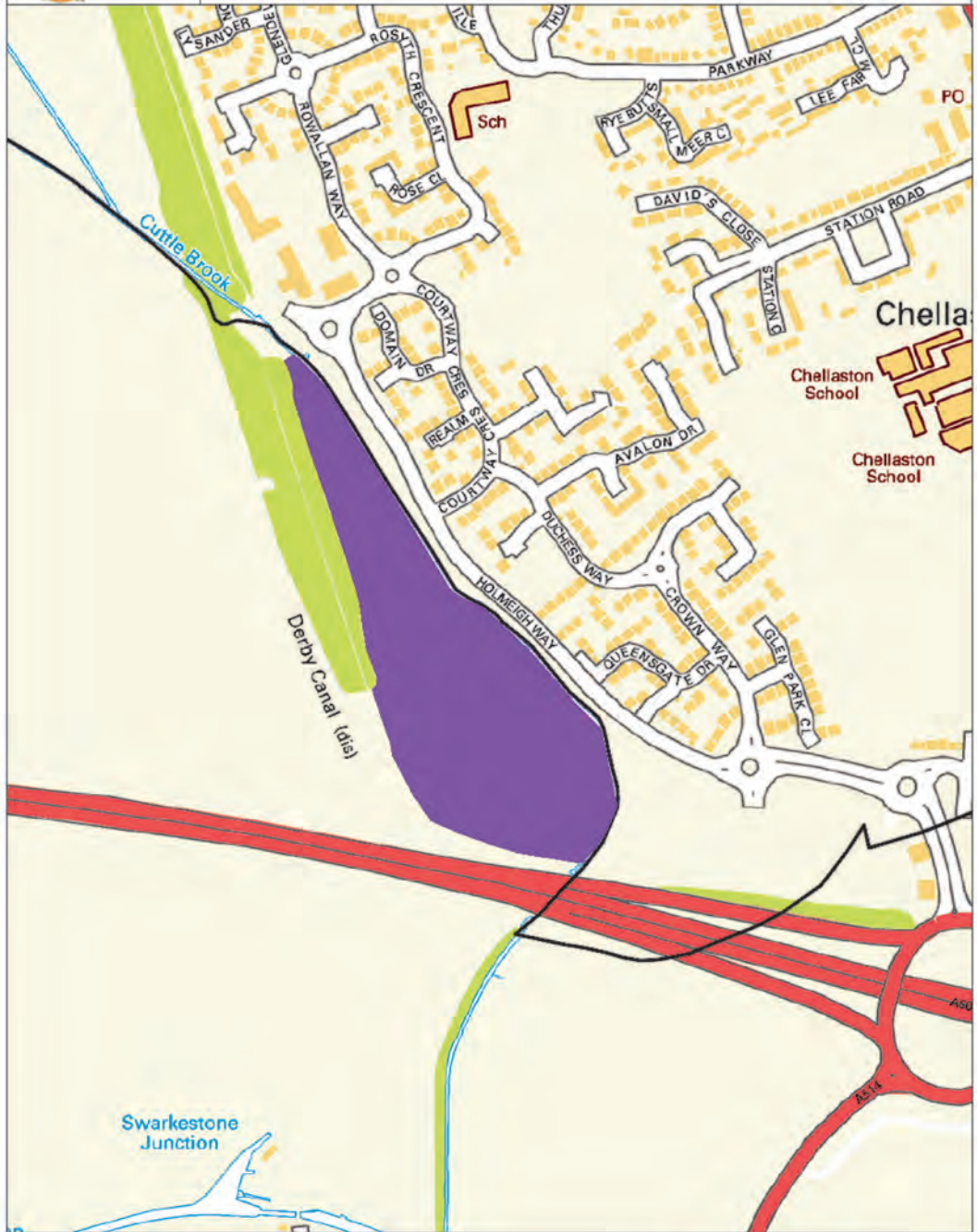
Policy:

Residential development on Land at Wragley Way will provide for around 150 dwellings within South Derbyshire.

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

- **Outgrown hedgerows on the boundary of the site should be retained wherever possible;**
- **Pedestrian and cycle route links into the Sustrans route and the existing retail centre in West Chellaston;**
- **Avoidance of areas of flood risk on site to the north and south of the site due to Cuttle Brook.**

Housing Policy 18: Homleigh Way, Chellaston



Policy H19: Stenson Fields

Stenson Fields lies to the west of the existing Stenson Fields residential area with the very northern tip adjacent to Derby City. The site is bounded on the west by the railway line and currently an area of countryside that runs to the A50. This area of land is suggested under Policy H15 as part of a wider housing site.

The Stenson Fields site was granted planning permission for up to 500 dwellings at the Conjoined Enquiry in 2008.

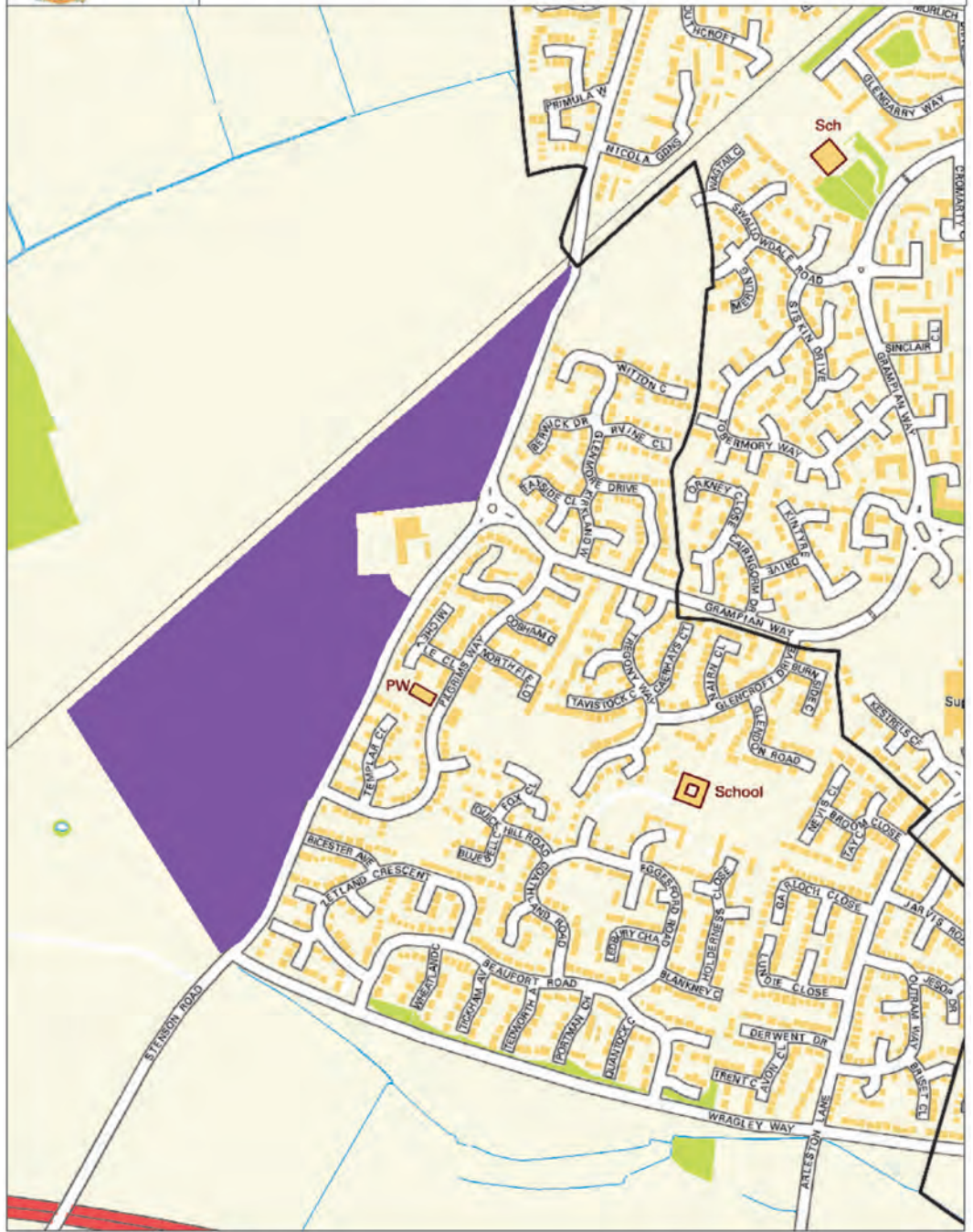
Policy:

Residential development on land at Stenson Fields for up to 500 dwellings.

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

- **Pedestrian and cycle routes shall be provided within the site and links between the site to existing residential and retail development shall be provided;**
- **Developer contributions to be made to primary and secondary school provision on an agreed strategy with the Council;**
- **The west of the site will require a green buffer and landscaping from the railway line**

Housing Policy 19: Stenson Fields (south of Derby)



Policy H20: Land at Hackwood Farm, Mickleover

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

The sites offer an opportunity to deliver a sustainable urban extension along with land in Derby City as the site in South Derbyshire alone is not sustainable. As such, the site will only be developed subject to Derby City Council allocating the adjacent land for housing in their Local Plan - at time of the writing a decision on allocation had not been made.

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

The site being developed only in combination with the Derby City site allows for a more sustainable site to be developed where better services and facilities can be provided that either site alone cannot provide. The site will also offer potential local highways improvements, better linkages across the Mickleover to Egginton Greenway and additional primary school provision which will benefit new and the existing residents of Mickleover.

Policy:

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

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

- **The site lies on the edge of Derby City and the allocation of the South Derbyshire element for 290 dwellings is conditional on the City allocating adjacent land in their Local Plan. In this event, it will be important that there is a comprehensive approach to the development of this cross boundary site;**
- **The south and north boundary of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and create a new defensible boundary;**
- **The existing landscaping elements to the south of the site should be retained subject to highway improvement or secondary site access that would be required;**
- **The site should provide links into the existing cycle route, rights of ways and also the residential area to the south through a**

pedestrian/cycle bridge provided across the Mickleover to Egginton Greenway ;

- Development in South Derbyshire should connect to any housing development or housing allocation to east of the site within Derby City;
- Embracing high design standards that reflect the rural landscape beyond the site particularly along Radbourne Lane and to the west of the site within South Derbyshire;
- A new primary school that is likely to be within the Derby City part of the site;
- Developer contributions to be made to secondary school provision on an agreed strategy with the Council;
- A new local centre on site to help meets the needs of the site;
- Improvements to the junction if the Station Road and Radbourne Lane;
- The urban extension shall not adversely impact upon the setting of nearby Radbourne Hall.



5.4 Reserve Sites

Policy H21 Reserve Sites

The Local Planning Authority will permit housing development and other related development on the *selected Reserve Site*, only if monitoring indicates that the housing requirement for the District is consistently unachieved from the sources of housing supply identified in the Draft Local Plan Part 1, Local Plan Part 2 and windfall sites.

The site will remain subject to countryside polices (if relevant) unless and until the Local Planning Authority identifies the need for the site to be released through a review of the Plan.

Explanation

Notwithstanding the confidence the Council has regarding an adequate supply of deliverable housing land, the Council feels that it would be appropriate to have contingency arrangements in place should monitoring indicate that the Districts rolling five year housing supply as set out in the NPPF is not consistently being met. The Council considers that the selection of one reserve site from the three suggested options in the consultation would be a mechanism to provide this contingency.

Three potential reserve sites are being suggested, which we are seeking your views on through the consultation on the Draft Local Plan. It is expected that only one site will be taken forward as a 'reserve' site in the Local Plan. It is not anticipated that the selected site will come forward within the Plan Period unless housing supply consistently falls below required housing supply levels.

Two of the potential reserve sites are located around the edge of Derby: Newhouse Farm, Mickleover and Lowes Farm, West of Chellaston. The third potential reserve site is located at Woodville Regeneration Site. The two sites on the edge of Derby City were sites that were not preferred in the Preferred Growth Strategy consultation and the Woodville site is in this Plan as an employment led regeneration site. All the sites offer the potential to overcome their current constraints further into the Plan Period should they be required.

Newhouse Farm is situated on the southwest edge of the built up area of Derby, adjacent to the suburb of Mickleover. The site was a not preferred site in the Preferred Growth Strategy due to concerns over impact of this site on the A38 as increased traffic would need to use and also cross the A38.

Lowes Farm lies to the west of the A514 off Holmleigh Way which is an allocated housing site within this plan. The site is predominantly

agricultural fields with a shooting club contained to the west of the site. The site is contained by the A50 to the south, the former Derby Canal which is currently used as a pedestrian and cycle trail abuts the eastern boundary of the site and the Global Technology Cluster (proposed within Derby City's Preferred Growth Strategy) is located to the north west of the site. To the west lies open countryside, though part is suggested as a strategic location for the future expansion of the Global Technology Cluster.

Woodville Regeneration Area is located to the south of Woodville, comprise a mixture of brownfield and greenfield land and is currently vacant. Part of the greenfield land has previously been worked for minerals and subsequently reclaimed. The A511 lies to the north east of the site, the A444 lies to the north west of the site beyond Swadlincote town centre, which is approximately 1km from the site. The site is relatively contained by existing development and has good connections to the existing urban area.

Maps of the sites can be seen at Appendix 3

Implementation and Monitoring

Implementation of this policy will depend on the monitoring undertaken by the Council in regard to the annual monitoring of housing supply, included in either the Council's Annual Monitoring Report or separate Housing Land Supply document.

5.5 Housing Balance

Policy H22 Housing Balance

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

The density of any site will be considered individually as there is no evidence to support a set density across all sites. Any housing development would be expected to make the most efficient use of the land whilst taking into account what is appropriate for the surrounding local environment.

The Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the ageing population of the District. Further detailed information on this will be in the Design SPD.

Explanation

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

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

Implementation and Monitoring

Implementation will be through the Development Management process in coordination with the Strategic Housing team. Monitoring will be through the Annual Monitoring Report on the type, size and density of housing built each year.

5.6 Affordable Housing

Policy H23 Affordable Housing

The Council will seek to secure up to 40% of new housing development as affordable housing as defined in the NPPF on sites of over 15 dwellings or 0.5 hectares.

Consideration will also be given to the:

- **the local housing market; and**
- **the viability of any proposed scheme which will be assessed through independent viability assessments.**
- **the tenure mix and dwelling type on the site will be agreed by the Council in consultation with the Council's Strategic Housing team having regard to the SHMA.**
- **the phases of development that are being proposed.**

Exception sites for affordable housing for local people to be kept in perpetuity will be permitted adjoining existing rural settlements on small sites (less than 10 dwellings) as an exception to normal policy where:

- a) the development will provide affordable homes that meet a clearly identified need in the specific settlement; and**
- b) the need cannot reasonably be met within the development limits of the village concerned or the sub-market area the site falls within as detailed in the SHMA; and**

c) the development is in scale relative to the settlement size and does not have any adverse impacts on the natural and built environment.

Explanation

In order that all schemes are not rendered unviable the percentage that would be required in order to achieve the full amount of affordable housing required on all schemes over at least the next 5 years may not be sought as this is sometimes not achievable. However, there is some optimism that the housing market will have seen some recovery towards the back of the plan period and therefore the target also needs to take account of this change. The target suggested will be a starting point for negotiations though if it can be demonstrated that this target is not viable in agreement with the council for the proposed scheme for a lower agreed target.

The main evidence base for affordable housing is provided through the SHMA which was published in July 2013. There are also the Local Needs Assessments which was carried out in 2006 and are due to be updated prior to final submission of the Local Plan.

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

It is not the purpose of the SHMA to suggest what an affordable housing target should be but it does consider that across the HMA in the plan period it is likely that on average 25% affordable housing will be achievable. This obviously means that some of the backlog needs to be met and some sites will of course provide much more than the suggested average of 25%.

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

Rural exception sites could help to deliver housing to some settlements that will see little or no housing growth or have a particular housing need

that warrants an exception from the normal policy. The houses provided on a 'rural exception site' will be for identified locally specific needs.

Implementation and Monitoring

Implementation will be through the Development Management process.

Monitoring will be through the Annual Monitoring Report and the target for the increase in number of affordable homes each year,

5.7 Gypsies and Travellers

Policy H24 Sites for Gypsies and Travellers and for Travelling Showpeople

Development to meet the identified needs of gypsies and travellers and of travelling showpeople will be permitted provided it is of an appropriate scale and nature and the following criteria are met:

- **development does not result in a unacceptable impact on the local environment, including biodiversity, heritage assets or conservation, the surrounding landscape (unless capable of sympathetic assimilation) and compatibility with surrounding land uses; and**
- **the scale of a site does not dominate the nearest settled community; and**
- **safe vehicular access to the public highway can be provided with no undue adverse impact on the highway network; and**
- **the movement of vehicles to and from the site will not cause significant disturbance or be inappropriate for the locality; and**
- **there is adequate space for parking, turning and servicing on site; and**
- **the site is reasonably accessible to local services including health services, shops, education, public transport and other community facilities; and**
- **the site is not located in an area at undue risk of flooding; and**
- **suitable landscaping and boundary enclosures are provided to give privacy to both occupiers and local residents and minimise impact on the surrounding area; and**
- **the site provides a safe and acceptable living environment with adequate on site facilities for parking, storage, water supply and electricity supply, drainage and sanitation; and**
- **is of a size and design that facilitates good management.**

Explanation

The Housing Act 2004 requires local authorities to include Gypsies and Travellers in the accommodation needs assessment process, and to

have a strategy in place setting out how any identified need will be met.

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

The current Gypsy and Traveller Accommodation Assessment was undertaken in 2008 across all Derbyshire authorities, which allocated 19 pitches to South Derbyshire to be provided by 2012. This is set to be updated across all Derbyshire Authorities and East Staffordshire by the end of 2013.

It is recognised that travellers prefer to buy and manage their own sites, and that the location of those sites needs to meet working and living patterns of travellers. This may include countryside locations. Sites also need access to essential services; sites must not damage character of the area and must integrate well with the existing community thereby fostering good community relations.

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

The Government's planning policy for traveller sites is set out in "Planning Policy for Traveller Sites" published in March 2012. The Government's overarching policy objective,, is for fair and equal treatment for travellers – facilitating their way of life whilst respecting the interests of the settled community. National policy requires a robust evidence base to establish need in the light of historical demand.

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

Protocol on Unauthorised Encampments

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

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

Implementation and Monitoring

The policy will be implemented through the development management process and the use of the Gypsy and Traveler Accommodation Assessment.

The policy will be monitored by a performance indicator in the Annual Monitoring Report—the overall pitches in South Derbyshire and the number of pitches provided against South Derbyshire's requirement in the Gypsy and Traveler Accommodation Assessment.

6

EMPLOYMENT & THE ECONOMY

6.1 Introduction

The **National Planning Policy Framework** promotes a positive approach to meeting business development needs in consultation with the business community, encouraging sustainable economic growth.

The **Local Enterprise Partnership**, D2N2, aims to enable economic growth in the Derbyshire and Nottinghamshire area focusing on advanced transport manufacturing, medical/bio-science, food and drink manufacturing, construction, the visitor economy and low carbon goods/services.

Among the key objectives of the **South Derbyshire Economic Development Strategy** are to raise skill levels and access to training and employment; attract inward investment and encourage reinvestment by existing businesses; develop tourism and the woodland economy, maximising the potential of The National Forest; provide sites and premises for future employment needs and continue the revival of Swadlincote town centre.

Among the key principles of the **National Forest Strategy 2004-2014** are to stimulate and add value to economic development; to be a working forest – contributing to national timber supplies; and to be economically sustainable.

The **Cross Regional National Forest Development Strategy** seeks to develop the rural economy, with specialisms in wood-related and other environmental technologies, seeking to nurture a strong tourism sector and a well-educated resident population with appropriate skills.

6.2 Strategic Employment Land Allocations

Policy E 1 Strategic Employment Land Allocations

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

	Location	New land (ha)	Commitment land (ha)	Total (ha)
E1A	Dove Valley Business Park, Foston	0	19.27	19.27
E1B	Hilton Business Park*	7	0	7
E1C	Tetron Point	0	8.08	8.08
E1D	Cadley Hill, Swadlincote	8	0	8
E1E	Former Drakelow Power Station	0	12	12

Explanation

As noted in Chapter 4, net total employment land need for the plan period is some 53 ha. Current total provision is some 54 ha. However, in the interests of sustainability and to ensure that an attractive choice of sites can be offered to prospective investors, it has been determined that there should be some additional employment growth to balance planned housing growth on new land in Hilton (7 ha) and the Swadlincote urban area at Cadley Hill (8 ha). The addition of these sites to the land supply brings the total provision for the period 2008 – 2028 to around 69 ha. However, losses of established employment sites are expected to be higher than was anticipated in the Employment Land Review Forecasts Update, given the proposal to redevelop a large part of the Hilton Business Park for residential purposes, and overall provision is therefore expected to align closely with the forecast level of need.

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

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

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

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

Further land has been allocated for employment-led regeneration at Woodville, although it is currently unclear what the overall mix of uses is likely to be (see Policy SD9).

As noted under Policy I3, there is market interest in the establishment of new Strategic Rail Freight interchanges in this part of the East Midlands. The development of such a proposal within South Derbyshire would be expected to generate new employment on a significant scale, with wide ranging strategic planning implications, possibly necessitating an early review of the Local Plan.

Implementation and Monitoring

The policy will be implemented through the development management process.

The policy will be monitored through a performance indicator: The amount of land/floorspace developed for B1 (b), B1 (c), B2 and B8 use on allocated sites.

6.3 Other Industrial and Business Development

Policy E 2 Other Industrial and Business Development

On land other than that identified under Employment policies E1, E3, E5 and E6, the development of land for uses defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order will be permitted where:

- (i) the site lies within land identified for redevelopment under Policy SD9 Woodville Regeneration Area or**
- (ii) the site lies within or on the edge of the Swadlincote urban area, a Key Service Village or a local village and the development proposal is in scale with existing built development; or**
- (iii) the proposal is for the expansion of an existing business; or**
- (iv) the proposal is for the redevelopment of established industrial or business land or premises; or**
- (v) the site lies outside settlements and the proposal is for the reuse or adaption of an existing building of substantial construction for small scale industrial and business use, including B1(a) office use.**

Explanation

Much new industrial land is provided on industrial estates. However, some small firms prefer alternative locations, utilising existing buildings

and premises or new development on small sites. Such businesses can often be carried out quite acceptably without disturbance to adjoining land uses. Where necessary to protect local amenity, conditions will be attached to planning permissions preventing intensification of use.

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

Over the past fifty years the countryside has undergone significant economic change, resulting in a decline in agricultural employment and providing an impetus for rural economic diversification. In addition, much of South Derbyshire has taken on a dormitory role, providing residential accommodation away from the place of work and the provision of opportunities for employment-related development in rural areas can help to minimise the need to travel.

The reuse or adaptation of existing rural buildings can often be a means of providing suitable premises for small business at low cost whilst avoiding harm to the environment. Re-use for employment purposes will generally be preferable to use for other purposes as it can make the greatest contribution towards addressing economic needs and enhancing the sustainability of rural communities.

Such uses may be particularly well suited to listed and other buildings of historic merit, as they may involve less external change and internal subdivision than other alternative uses.

As a general guide, the most suitable industrial and business uses outside strategic development locations in rural areas will be small in scale, providing for the employment needs of local residents and thereby minimising the need to travel. In the context of this policy, "small scale" will be taken to mean 1000m² or less, including buildings and any outdoor areas associated with the industrial or business use such as vehicle parking and loading/unloading areas. However, a flexible approach will be taken, particularly where premises are located within or close to significant areas of housing or where the opportunity exists to bring otherwise redundant rural buildings back into use.

In the southern part of the District, The National Forest has had a major positive impact on rural economic development and will continue to provide important opportunities for diversification including the establishment of new employment related to forestry, conservation, leisure and tourism.

Implementation and Monitoring

The policy will be implemented through the development management process.

The Policy will be monitored through performance indicators:

- The amount of land/floorspace developed for industrial and business use other than on allocated sites in Swadlincote/ the remainder of the District.
- The number of farm diversification proposals committed / approved / implemented
- The amount of new land / floorspace developed through the expansion of existing premises in Swadlincote / the remainder of the District.

6.4 Existing Employment Areas

Policy E 3 Existing Employment Areas

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

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

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

Explanation

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

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

The level of demand for industrial and business land and premises is strongly influenced by the cyclical performance of both the wider

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

Implementation and Monitoring

The policy will be implemented through the development management process.

The policy will be monitored by a performance Indicator: the amount of employment land/floorspace lost each year to other uses in Swadlincote/ the remainder of the District.

6.5 Small Business Space

Policy E 4 Small Business Space

At sites allocated for strategic employment development under Policy E 1 at Hilton, Cadley Hill and Tetron Point, the Council will secure the provision of business starter units and 'grow on' space, to be brought forward during the course of the development, either by conditions or a legal agreement attached to the planning permission.

Explanation

The South Derbyshire Economic Development Strategy identifies a shortage of start-up and grow-on business accommodation in the District. To help meet this need, development on the strategic employment sites identified in the policy will be required to include an element of smaller units of up to 100 m² and other units of up to 500 m² in size so that firms can be established, expanded and retained within the District. As a minimum, ten percent of the floorspace within the total area of each site should be developed for these purposes.

Implementation and Monitoring

The policy will be implemented through the development management process and, where appropriate, legal agreements between the Council and the applicant.

The policy will be monitored by performance indicators: numbers of units and floorspace area for completed units measuring under 100 m² and between 100–500 m² on the identified sites.

6.6 Strategic Location for Global Technology Cluster Extension

Policy E 5 Strategic Location for Global Technology Cluster Extension

Land at Sinfin Moor is protected against development that would compromise its future use for Use Class B1(b), B1(c), B2 and B8 purposes as an extension to the planned Global Technology Cluster.

Explanation

Land measuring some 30 ha is identified as an extension to Derby City's proposed Global Technology Cluster. It is anticipated that this area will begin to be developed beyond 2028 and will not contribute toward meeting the employment land needs of the District during the plan period. The future development of the site will be dependent upon the identification and implementation of further transport mitigation measures to accommodate the growth in travel that would be generated.

Implementation and Monitoring

The policy will be implemented through the development management process.

The policy will be monitored by a Performance indicator: Land protected against development in accordance with the policy.

6.7 Safeguarded Employment Sites—Dove Valley Park

Policy E 6: Safeguarded Employment Sites - Dove Valley Park

Where large premises to meet the needs of single industrial and business occupants cannot be accommodated within the strategic sites identified under Employment Policy E 1, provision will be made for such development on land measuring up to 28.3 ha to the north of Dove Valley Business Park, as shown on the Hilton Area Profile Map, provided that this would not give rise to unacceptable landscape, amenity, transport or environmental impacts.

Explanation

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

sufficient quantity of land has been identified on remaining plots at that site and in Drakelow, Hilton and Swadlincote to meet the needs of the District.

However, where no suitable opportunities can be identified within the strategic allocations, the availability of land of a suitable size and configuration to accommodate such large scale end users may offer an opportunity to attract investment that might otherwise be lost to the District. Such investment would contribute toward the national objective of supporting economic growth.

Implementation and Monitoring

The policy will be monitored through the development management process.

The policy will be monitored by a performance indicator: proposals for the development of large premises to accommodate single users on land to the north of Dove Valley Business Park, Foston dealt with in accordance with the policy.

7

SUSTAINABLE DEVELOPMENT

7.1 Introduction

The UK Government, through the Climate Change Act (2008) has pledged to cut carbon dioxide emissions by 80% in 2050 when compared with 1990 emissions. In order to achieve this challenging target government, businesses and individuals will need to work together to reduce the amount of energy we use and increase the amount of energy we generate from low and zero carbon sources.

Although many people have sought to improve the efficiency of their existing homes and businesses, the government is keen to ensure that new buildings are constructed to higher standards in the future in order that occupants will be able to use less energy and emit less greenhouse gases. This is shifting greater costs and responsibility onto developers and it is likely that some of the increase in the cost of building to higher energy efficient standards (estimated by the government at being between £3,000 and £8,000 per house) will be passed on to the customers purchasing properties.

In July 2007 the Government's Building a Greener Future: Policy Statement announced that all new homes would be zero carbon from 2016. In December 2008 the Government published Definition of Zero Carbon Homes and Non-Domestic Buildings Consultation which proposed an approach to deliver low carbon buildings (accepted in July 2009) based on:

- Improved energy efficiency
- A minimum level of carbon reduction to be achieved by the use of on-site (or near-site) Low and Zero Carbon (LZC) Technologies
- 'Allowable solutions' (for example, off-site renewable electricity via direct physical connection, and exports of low carbon or renewable heat to surrounding developments)

The Government also requires that all new non-domestic buildings should be zero carbon from 2019 (with earlier targets for schools and other public buildings).

The targets for achieving zero carbon in buildings will be achieved via changes to the Building Regulations in 2013 and 2016 (2019 for commercial buildings).

7.2 Zero Carbon Homes and Commercial buildings

Policy SD 1 Energy Efficiency and Zero Carbon Development

The Council will support developers to move towards government targets to ensure that all homes are zero carbon by 2016 and all commercial and public buildings are zero carbon by 2019.

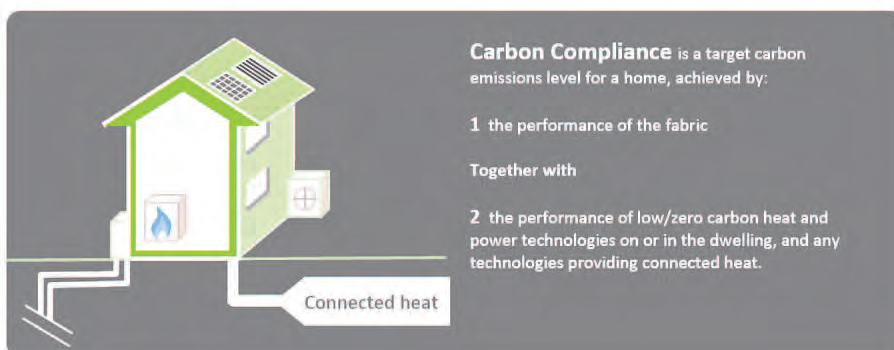
In order to meet targets for zero carbon development the Council will expect developers to maximise carbon reductions on site. It is for developers to outline the appropriate measures to deliver reductions, but these could include building fabric (energy efficiency) improvements, passive design, and the installation of on-site low and zero carbon energy and heat generation technologies.

Where it is not cost-effective, affordable or technically feasible to fully meet the zero carbon homes standard through measures on site, developers will be expected to achieve the zero carbon standard by mitigating the remaining emissions 'off-site', through carbon offsetting ("Allowable Solutions").

Explanation

The Government has recently confirmed that the definition of zero carbon will be set at 70% of regulated emissions. A combination of fabric improvements to the building's structure (such as improvements to insulation and air tightness), to make homes more energy efficient, and renewable technologies will be used to reduce carbon emissions on site. Where these measures which together are known as carbon compliance measures, fail to reduce regulated emissions to the extent required by the building regulations there will be a mechanism to allow developers to make a payment to an "allowable solutions" provider that will reduce emissions elsewhere.

Figure 2 Carbon Compliance in new buildings



Source: Zero Carbon Hub Publication: Carbon Compliance what is the appropriate level for 2016. Interim Report December 2010.

Allowable Solutions are a new concept. It is currently expected that the developer will make a payment to an Allowable Solutions provider, who will take the responsibility and liability for ensuring that Allowable Solutions, which may be small, medium or large-scale carbon-saving projects, deliver the required emissions reductions. Allowable Solutions are central to the overall policy of ensuring that achieving zero carbon is affordable, hence the per unit of carbon saved is likely to be set cheaper than Carbon Compliance measures capable of delivering similar carbon savings on site.

The Government is currently working with the development industry to investigate what a workable framework for Allowable Solutions might look like. However, what is clear is that allowable solutions are likely to be a key component of the Government's drive to secure zero carbon homes and commercial buildings. Allowable solutions could consist of:

- On-site measures (but not duplicating compliance measures)
- Near-site measures (within the Planning Authority Area within which a specific development is built)
- Off-site measures (Outside the Planning Authority Area within which a specific development is built)

It is expected that Carbon Compliance and Allowable Solutions measures will both be needed to meet the zero carbon Building Regulations in 2016, and each will need to be submitted, checked and verified as part of Building Control approval and are likely to be controlled by a regulatory regime other than planning.

The Council accepts that this is a complex and quickly evolving area of policy which may not be fully understood by all developers. The Council will consider producing a supplementary planning document or other guidance as necessary to support developers in getting to grips with the concept and supporting "allowable solutions" and providing a directory of local and national providers.

Implementation and Monitoring

The policy could be implemented through the development management process, or through building regulations process. An appropriate monitoring framework will be established following the Government's consultation on Allowable Solutions.

7.3 Environmental Performance of new buildings

Policy SD 2 Environmental performance in new homes and other new buildings

The Council will support developers in bringing forward more energy efficient and sustainable homes and commercial properties.

Residential Schemes

All residential dwellings will be expected to meet as a minimum Code Level 4 of the Code for Sustainable Homes by 2016.

Commercial Schemes

All commercial properties will be expected to meet as a minimum BREEAM Good Standard by 2016 and Very Good Standard by 2019.

The above requirements will be applicable in all cases, unless it can be demonstrated by the applicant that meeting these requirements is technically or financially unviable.

Explanation

In setting the standards outlined in the above policy the Council has sought to balance the desire to improve the quality and sustainability of new development against the pressures already faced by existing developers in respect of challenging and costly amendments to the Building Regulations programmed over the next few years to achieve zero carbon development

Recent and future changes to building regulations regarding water usage and energy efficiency whilst improving the performance and efficiency of new development will not necessarily lead to improvements in building design and construction in respect of issues such as waste, biodiversity and the health and wellbeing of occupiers.

Based on recent assessments the cost of meeting Code Level 4 (following improvements to energy efficiency in 2016) will be around £1,000 per dwelling. Further, much of this additional cost is related to improved surface water drainage and water efficiency. However in meeting the requirements set out elsewhere in this Plan and emerging requirements to be included in the proposed Sustainable Urban Drainage approval regime many of the requirements included in the Policy will have been met. To this end the actual overcosts of meeting the requirements would be significantly lower than the £1,000 cost identified by Communities and Local Government.

Similarly the delivery of commercial, industrial and public buildings will be subject to requirements to meet BREEAM Good Standard by 2016 and Very Good Standard by 2019 (unless other more stringent requirements exist as a condition of funding - for example for Schools or other public buildings). Based on BREEAM figures the overcosts of building to Good Standard is between 0.5- 0.8% of costs whilst the cost of meeting Very Good Standard is currently around 2% of the building cost although these costs could fall further as building designs and construction techniques, or building legislation change in the future.

It is acknowledged that recent economic conditions have been challenging and the viability of many developments have been impacted by the difficult economic conditions. To this end it is proposed that requirements to meet the Code 4 and BREEAM Good standard be implemented from 2016 (with a further increase in the requirement for commercial building to meet Very Good standards in 2019), by which time it is expected that more normal economic conditions will have returned. Similarly the timeframes fit well with broader amendments to building regulations outlined in Policy SD1 (Energy Efficiency and Zero

Carbon Development).

However ahead of economic recovery and indeed even during normal market conditions, the Council accept that there may be circumstances where the cost of securing more sustainable buildings could threaten the viability or feasibility of development in some locations and in some circumstances, for example on very small sites or within the conversion of a historic building, or where other contributions will be required by the Council or other abnormal costs are faced by the developer. Where it can be demonstrated by the applicant that the requirements of this policy would jeopardise the viability of a scheme, the Council will work with developers to identify alternative low or no cost solutions to improve the design and sustainability of the development.

Notwithstanding the above commentary the Council is aware of the Government's publication of a consultation on housing standards. This states that *"Although the local application of standards can be an important expression of local planning aspirations and can encourage local innovation, they are often complex and overlapping, and can even contradict each other or even parts of national Building Regulations"*.

This review indicates that Standards, can relate either to the technical or functional performance of the building (dwelling); or to the environment in which it is built. And considers that in very broad terms the former should relate to the Building Regulations; the latter are matters for planning policy or guidance.

Therefore, pending the outcome of this consultation it is possible that the Authority will be unable to apply locally defined standards it considers appropriate; instead, housing standards on issues as diverse as energy efficiency; water; accessibility, space and security will be applied either through:

- A set of nationally described standards
- Through fully integrating standards in to building regulations in England.

In all cases the Authority will continue to monitor the outcome of this consultation and will amend or delete this policy as appropriate to reflect the outcome of the consultation.

Implementation and Monitoring

The policy could be implemented through the development management process, or through building regulations process. An appropriate monitoring framework will be established following the Government's Housing Standards Review Consultation.

7.4 Sustainable Energy and Power Generation

Policy SD 3 Sustainable Energy and Power Generation

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

- (i) Applicants should demonstrate that the environmental effects of the proposal have been minimised and schemes will not give rise to significant detrimental impacts on local landscape or townscape character, ecology, the historic environment or cultural heritage assets.
- (ii) Applicants should demonstrate that proposals will not give rise to unacceptable impacts on local amenity or give rise to safety concerns as a result of noise, shadow flicker, electromagnetic interference emissions to the air or ground, odour or traffic generation and congestion.

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

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

Additional energy generation capacity, ancillary infrastructure and carbon capture facilities at the Drakelow and Willington Power Station sites will be supported, subject to proposals complying with this and other relevant policies set out in the Local Plan.

Explanation

The development of new energy infrastructure (renewable or otherwise) is generally supported by national planning policy as around one quarter of the UK's energy plant capacity will close as existing power stations reach the end of their design life, or are forced to close to meet European emissions targets over the next few years. However

Government guidance also recognises that energy installations need to be appropriate in terms of location and design and considered on a case-by-case basis. As such whilst the Council recognises the need to have a presumption in favour of development of renewable and other energy infrastructure development, this needs to be balanced against wider environmental and social considerations in order to ensure that the negative impacts of new development do not outweigh the broader benefits that energy installations bring.

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

Energy consumed for heating accounts for nearly half of total UK final energy consumption and nearly four-fifths (78 per cent) of energy use outside the transport sector. In generating electricity many modern power stations waste large quantities of heat, which is often seen as a cloud of steam rising from cooling towers. Even in modern power stations such as those proposed at Willington or Drakelow, the efficiency of the plant is seldom above 50% and by using waste heat the efficiency of power plants can increase to as much as 80%.

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

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

In respect of the proposed power station sites at Drakelow and Willington the Council accepts that these sites will generate significant investment and will create jobs both during their construction and operation. Once developed the Council will support future proposals for development within the sites of existing power stations for additional and

ancillary energy infrastructure or carbon capture and storage needed to support the on-going operation of the sites, subject to any plans conforming with this and other policies set out in this Plan.

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

Implementation and Monitoring

Through the development management process. New energy Installations receiving planning consent and the overall capacity of renewable energy installations will continue to be monitored within the Council's Annual Monitoring Report.

7.5 Flood Risk

Policy SD 4 Flood Risk

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

Development in areas at risk of flooding will be expected to:

- **Be resilient to flooding through design and layout**
- **Incorporate appropriate mitigation measures, such as on-site flood defence works and/or a contribution towards or a commitment to undertake off-site measures**
- **Not increase flood risk to other properties or surrounding areas.**

Suitable measures to deal with surface water will be required on all sites in order to minimise the likelihood of new development increasing flood risk locally.

- **All developments will be expected to manage surface water through the incorporation of Sustainable Drainage Systems (SuDS), which mimic natural drainage patterns, unless this is not technically feasible, or where it can be demonstrated that ground conditions are unsuitable for such measures.**

- **Where appropriate the Council will require developers to restore culverted watercourses within regeneration or development sites to a natural state (i.e. break the channel out of culvert to a restored watercourse profile) in order to reduce flood risk and provide local amenity and/or ecological benefits. Developers will be expected to work with the regulating Authorities to develop watercourse restoration schemes.**

Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding will be supported, subject to the proposal having no other adverse effects on local amenity and/or flood risk elsewhere.

Explanation

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

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

The effect of flooding on development, and the impact which new development may have on flood risk, is an important issue in making land use decisions. The Council's Strategic Flood Risk Assessment (SFRA) defines the Flood Zones for South Derbyshire and provides the necessary evidence to support the application of the sequential approach when allocating sites through the Local Plan and in considering applications for planning consent.

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

However, the development of sites with a higher risk of flooding will be considered where development is necessary to deliver wider sustainability objectives, for example, the essential regeneration of a previously developed site, or to support the maintenance or improvement of flood management infrastructure to communities affected by high levels of flood, for example development in Hatton. In such instances the District Council will undertake the 'Exceptions Test' as

set out in the National Planning Policy Framework and associated technical guidance and will seek to work closely with the Environment Agency and the Lead Local Flood Authority (Derbyshire County Council) in order to ensure that appropriate measures to reduce flood risk locally are secured.

Planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2 and 3 will be accompanied by a site specific Flood Risk Assessment or FRA. This should identify and assess the risks of flooding from all sources to and from the development and demonstrate how flood risk will be managed and where possible reduced by the careful design and layout of development proposals. For major developments in Flood Zone 1, the FRA should identify opportunities to reduce the probability and consequences of flooding.

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

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

Implementation and Monitoring

Through the development management process or the Sustainable Urban Drainage Approval Regimes (once implemented)

South Derbyshire District Council will continue to monitor Planning Applications subject to an objection from the Environment Agency on Flood Risk Grounds within its Annual Monitoring Report.

7.6 Delivering sustainable water supply, drainage and Sewerage

Policy SD 5 Sustainable Water Supply, Drainage and Sewerage Infrastructure

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

- Ensuring that adequate water supply, sewerage and drainage infrastructure needed to service new development is delivered in tandem with identified growth;
- Supporting activities by the Water Companies to reduce demand for water and in turn suppress sewerage and discharge effluent volumes by ensuring that new homes meet the water efficiency standards consistent with level 3/4 of the Code for Sustainable Homes (equivalent to 105 l/p/d);
- Working with the County Council (as Lead Local Flood Authority and SuDS Approval Body) to ensure new developments incorporate sustainable drainage schemes that reduce the demand for potable water supplies and mimic natural drainage, wherever practicable, as a means of managing surface water run off, improving river water quality and reducing pressure on local drainage infrastructure;
- Ensuring that all relevant developments within the catchment of the River Mease, support the delivery of the River Mease Water Quality (Phosphate) Management Plan, by means of financial contribution, in order that the unmitigated addition of phosphorous does not lead to deterioration of the Mease Special Area of Conservation.

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

Explanation

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

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

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

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

As such, whilst water resources available within the South Staffordshire Water Resource Zone could meet demand as a whole, local infrastructure and environment constraints summarised above justify the

need for suppressing water demand (and hence waste water discharges) across communities in this water resource zone also.

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

The Flood and Water Management Act (2010) designates the County Council as the 'Lead Local Flood Authority' in Derbyshire. One of the new statutory duties for the County Council is to become a SuDS Approval Body (SAB). They will be responsible for determining SuDS applications for new developments and adopting and maintaining the appropriate schemes. The District Council will work with Derbyshire County Council to secure effective Sustainable Drainage Schemes and appropriate management in new development.

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

Historic survey work carried out by the Environment Agency revealed that the quality of the water in the river was poor, mainly due to high phosphorous levels. As a precaution against increasing phosphorous levels, between 2009-2013, new development within the River Mease Catchment was restricted, leading to delays in planning applications and a knock-on effect on the local economy.

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

The contribution will depend on the number of properties built, their size

and the water efficiency of each new home. Commercial developments will also be expected to pay a contribution dependent on the size and scale of the development proposed.

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

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

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

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

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

Implementation and Monitoring

Through provision of SuDs schemes will to be implemented through the

Development Management process, through the implementation of the Sustainable Urban Drainage approval process (Derbyshire County Council as SuDS Approval Body)

Planning Applications subject to an objection from the Environment Agency on Water Quality Grounds received by South Derbyshire District Council will continue to be monitored through the Annual Monitoring Report. Water Quality and Assessment of headroom of Waste Water Treatment Works within the Mease SAC will continue to be monitored through an annual update to the River Mease Programme Board

7.7 Contaminated Land, Land Instability and Mining Legacy Issues

Policy SD 6 Contaminated Land and Mining Legacy Issues

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

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

Explanation

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

Within South Derbyshire there are many areas affected by contamination, land instability or mining legacy issues. These areas tend to be sites used historically for industry, including manufacturing; coal mining and mineral extraction. Occasionally however contamination can arise from natural sources. Similarly, instability may have various causes but in South Derbyshire key concerns relate to extensive areas of

recorded mining activity in the South Derbyshire Coalfield around Swadlincote. Whilst most past mining is benign in nature, potential public safety and stability problems can be triggered and uncovered by development activities.

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

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

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

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

Implementation and Monitoring

The policy will be implemented through the development management process.

The policy will be monitored through the South Derbyshire District Council Annual Monitoring Report.

7.8 Minerals Safeguarding

Policy SD 7 Minerals Safeguarding

Minerals safeguarding areas are identified on the relevant Area Profile Maps. The Council will consult the Minerals Planning Authority (Derbyshire County Council) on any planning applications for non-minerals development which fall within the boundary of a minerals safeguarding area.

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

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

Explanation

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

Implementation and Monitoring

The policy will be implemented through the Development Management Process and the Derbyshire Minerals Local Plan

The policy will be monitored through the Minerals Planning Authority Monitoring Reports

7.9 Amenity

Policy SD 8 Amenity

The Council, in consultation with other agencies, will support development that does not lead to adverse impacts on the environment or amenity of existing and future occupiers within or around proposed developments.

The Council will take into consideration the following:

- **The potential for development to affect surface and ground water quality and its potential to affect the long term delivery of water quality standards set out in the Water Framework Directive or Habitats Directive;**
- **The integrity and continuity of fluvial flood defences;**
- **The potential for development to affect air quality including designated Air Quality Management Areas (AQMAs) located outside of the District;**
- **Levels of odours, fumes, or dust**
- **Disturbance such as noise, vibration, light and shadow flicker and the times when such disturbances are likely to occur.**

Planning proposals that could affect local amenity will need to be supported by appropriate surveys or assessments sufficient to allow the Authority to fully understand the likely impacts of the scheme and the mitigation proposed. Where development is permitted which may have an impact on the natural environment or local residents in respect of amenity the Council will consider the use of conditions or planning obligations to ensure any appropriate mitigation or compensatory measures are secured.

Explanation

A key objective of the South Derbyshire Local Plan is to sustainably manage growth so that it avoids harmful effects on the amenity of existing and future occupiers and to nearby properties.

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

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

Implementation and Monitoring

The policy will be implemented through the Development Management Process and the Design Supplementary planning Document

Water Quality will be measured externally by the Environment Agency and will be reported annually through the Annual Monitoring Report.

Complaints data regarding noise and light pollution is collected by the Council's Environmental Health Team and will be published annually within the Annual Monitoring Report.

7.10 Woodville Regeneration Area

Policy SD 9 Woodville Regeneration Area

Woodville Regeneration Area is protected for redevelopment, supported by the Swadlincote Regeneration Route, to enable the economic, social and environmental regeneration of Woodville.

Explanation

This site, measuring some 35 ha, mainly represents poorly restored former minerals workings and vacant industrial premises. It offers the opportunity for re-use to assist in the economic, social and environmental regeneration of Woodville. Development here would be dependent upon the provision of the proposed Woodville – Swadlincote Regeneration Route, referred to in Policy I 4, which would open up access to the land whilst helping to mitigate the transport impacts of proposals, including the relief of congestion and environmental problems at the A511/A514 “Clock Island” junction. Regeneration of this site could also contribute towards enhancing the existing urban environment in Woodville, providing new and improved green spaces, community facilities and tree planting, reflecting its key location in the Heart of the National Forest.

Part of the area identified represents the former premises of the T.G. Green pottery manufacturer. The buildings include listed bottle kilns and any proposals will need to protect these and their setting. English Heritage has offered grant funding to assist in meeting the cost of protecting the heritage assets as part of any redevelopment scheme.

Implementation and Monitoring

It is anticipated that redevelopment of the area will be private-sector led, with funding contributions from public stakeholders where needed to ensure the delivery of a viable scheme that will help to meet the identified needs of the local area.

The protection of the site for the delivery of a redevelopment scheme that helps meet the needs of the local area during the plan period.

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8

BUILT & NATURAL LANDSCAPE

8.1 Introduction

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

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

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

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

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

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

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

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

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

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

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

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

South Derbyshire has many locally distinct and important features, including small historic towns and rural villages with a strong local vernacular style, the use of local materials such as plain clay tiles and red bricks, a former industrial town linked to the pottery industry, the river and canal landscape of the Trent Valley and the rapidly growing woodland landscape of the National Forest. The District also borders the southern edge of Derby city and the eastern edge of Burton upon Trent, each having distinct suburban character influences. New development

will be expected to relate positively to the context of the development site and the special characteristics of the District and its neighbouring settlements.

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

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

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

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

The District Council will work with developers to minimise any extra costs associated with better design quality, whilst also emphasising that many aspects of good design are at zero or negligible extra cost to the

developer. Better design has proven in many instances to sell houses quicker and raise values.

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

This policy will be reviewed at publication stage to take account of the Government's current *Housing Standards Review* consultation.

8.2 Design Excellence

Policy BNL1 Design Excellence

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

1. Design Principles

Community safety - new development shall be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and clear-cut territories and demarcations between public and private areas;

Street design, movement and legibility – streets shall be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets shall be attractive, well used, pedestrian and cycle friendly and meet the needs of all users. New development shall be well connected, compact and walkable, easy to understand and to move through;

Diversity and community cohesion – new development shall be designed to be diverse, vibrant, possess a sense of place and encourage social interaction, with a mix of housing types, tenures, land uses and a public realm designed to attract a variety of different people;

Ease of use – new development shall be fit for purpose, accessible to all user groups, well managed, easily maintained and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;

Local character and pride - new development shall create places with a locally inspired character that respond to their context and have regard to valued landscape or townscape characteristics;

National Forest - within the National Forest, new development shall be designed to follow National Forest design and planting guidance and fully reflects the forest context;

Visual attractiveness – new development shall be visually attractive, appropriate, respect important landscape/townscape views and vistas, contribute to achieving continuity and enclosure within the street scene and possess architectural quality;

Neighbouring uses and amenity – new development shall not adversely affect the privacy and amenity of existing nearby residents or occupiers. Similarly, the occupiers of new development shall not be negatively affected by neighbouring land uses;

Cross boundary collaboration – new areas of growth that span administrative, land ownership, developer parcel or phase boundaries shall be considered and designed as a whole through a collaborative working approach;

Sustainability – new development shall address environmental and social sustainability issues, including sustainable construction methods, water and energy efficiency, sustainable waste management, protecting and enhancing biodiversity and improving people’s health and wellbeing;

2. All proposals for major development shall perform highly when assessed against current best practice guidance and standards for design, sustainability, and place making;

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

- (i) Walkable – an area where it is easy to walk from one point to another, or from housing to local facilities and public transport.
- (ii) Fit for purpose - being suitable for the intended use and easy to use. For example, sufficient and well-designed parking located close to people’s homes with spaces wide enough to get out of the car on both sides and also adequate storage space for bins, cycles and garden equipment within residential developments.
- (iii) In assessing the physical form of development, the Council will have regard to the aspects of development form outlined in By Design: DETR (CABE) 2000:

- Layout (urban structure and urban grain);

- **Landscape (public realm, built and green spaces);**
- **Density and mix;**
- **Scale (height and massing);**
- **Appearance (materials and architectural detailing).**

Implementation and Monitoring

The policy will be implemented through the Development Management process and through the Design SPD when produced.

8.3 Cultural Heritage

Policy BNL2 Heritage Assets

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

- **Conservation Areas**
- **Scheduled Monuments**
- **Listed buildings**
- **Registered historic parks and gardens**
- **Undesignated heritage assets on the local list**

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.**
- **the complementary relationship that exists in many cases between estate parklands and villages. Often they are integral parts of a conservation area, or form part of a conservation area setting. The management and care of these landscaped grounds is material to the character of the adjacent villages.**
- **the industrial heritage of Melbourne, Shardlow, Swadlincote and Ticknall. Most of this historic industry has now gone, but the surviving structures and landscape evidence continue to exert a huge influence on the character of these places.**

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

- **developing a local list of undesignated heritage assets, covering the same categories as the designated assets in the national list, in accordance with the best practice guidance issued by English Heritage.**
- **considering the further use of Article 4 directions, reinforced through grant schemes where possible and enforcement action where necessary.**
- **periodic production and updating of conservation area appraisals and management plans**
- **measures to tackle heritage “at risk”, including service of urgent works and repairs notices where necessary**

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

Explanation

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

- 22 Conservation Areas including the Trent and Mersey Canal (which is a conservation area along its entire length).
- Four conservation areas subject to an Article 4 Direction (Shardlow, Ticknall, Twyford and Melbourne).
- 711 listed buildings, of which 49 are grade 1 and 51 are grade 2* listed. 42 listed buildings are recorded on the national and local at risk registers.
- 22 Scheduled Monuments
- 5 registered historic parks and gardens comprising Calke Abbey (Grade II*), Elvaston Castle (Grade II*), Melbourne Hall (Grade I), Swarkestone Hall (Grade II*) and Bretby Hall (Grade II)

Unlike the scattered settlement patterns in certain areas of the country, most South Derbyshire settlements have a focal point of some kind,

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

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

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

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

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

To help ensure that the special architectural and historic interest of listed buildings is preserved and enhanced, the Council assists in updating the Derbyshire County Council and English Heritage lists of listed buildings "at risk" of loss or damage through decay or neglect. Where possible, action is taken to secure the preservation of those most at risk.

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

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

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

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

Implementation & Monitoring

- Number of designated heritage assets at risk on the national register
- Number of listed buildings on Derbyshire BAR
- Number of conservation area character appraisals and management plans adopted or reviewed more than ten years ago.

8.4 Biodiversity

Policy BNL3 Biodiversity

The Local Planning Authority will support development which contributes towards protecting, or improving local biodiversity or geodiversity by:

- **Protecting sites of International, European, National and County importance, together with local nature reserves, from inappropriate development.**
- **Delivering long term plans to restore the River Mease SSSI/SAC to a more natural condition and improve water quality within the**

catchment.

- **Maintaining a District-wide network of local wildlife sites and corridors to support the integrity of the biodiversity network; prevent fragmentation, and enabling biodiversity to respond and adapt to the impacts of climate change.**
- **Supporting and contributing to the targets set out in the Lowland Derbyshire and/or National Forest Biodiversity Action Plan (BAP) for priority habitats and species**

Planning proposals that could affect sites identified as having potential or actual ecological or geological importance will need to be supported by appropriate surveys or assessments sufficient to allow the Authority to fully understand the likely impacts of the scheme and the mitigation proposed. Where mitigation measures, or exceptionally, compensation cannot sufficiently offset the significant harm resulting from the development, planning permission will be refused.

Explanation

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

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

The benefits growth can have are reflected by a number of on-going projects within the District. Minerals works along the Trent Valley have created new wildlife sites at Drakelow, Willington and Shardlow. Housing, employment and minerals developments in the south of the District have helped the National Forest Company and other partners positively change the local landscape and on the way have contributed to the planting of 8 million trees increasing forest cover from 6% in the early 1990's to 19.5% in 2013, with almost a quarter of planting delivered through the planning system. The recently adopted River Mease Developer Contribution Scheme is ensuring new development does not lead to further deterioration of the SAC as a result of new development, by helping to restore the river to a more natural state and will, overtime, contribute towards reducing damaging nutrients within the River.

Where development is proposed that could have a significant impact on the environment, the Council will expect proposals to be accompanied by appropriate ecology surveys and/or assessments. These will need to be undertaken by suitably qualified professionals, at the appropriate time of year and will include an assessment of the likely impacts of the proposal and any necessary mitigation or compensation measures.

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

Implementation & Monitoring

The policy will be implemented through the Development Management process and the Infrastructure Delivery Plan at South Derbyshire. The policy will also be implemented by the use of the River Mease Development Management Scheme and National Forest Planting Guidelines.

The condition of nationally protected sites (Natural England) and County Wildlife Sites (Derbyshire Wildlife Trust) is included in the Annual Monitoring Report. The condition of the River Mease SAC is reported the River Mease Programme board annually. Tree planting within the National Forest is reported In the Annual Monitoring Report.

8.5 Landscape

Policy BNL4 Landscape Character and Local Distinctiveness

The character, local distinctiveness, and quality of South Derbyshire's landscape will be protected and enhanced through the careful design and sensitive implementation of new development. Developers will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features within development sites unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character. Development that will have an unacceptable impact on landscape character, visual amenity and sensitivity will not be permitted.

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

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

Explanation

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

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

The scale of new development proposed over the Plan period could significantly affect the visual quality and diversity of the landscape in

South Derbyshire. In order to ensure that landscape change resulting from new development is managed, Derbyshire County Council, the National Forest and the District Council have undertaken Landscape Character Assessments and area appraisals to help inform the location of new development sites.

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

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

Implementation & Monitoring

The policy will be implemented through the Development Management Process

Monitoring of key views will be undertaken by Derbyshire County Council

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9

INFRASTRUCTURE

9.1 Introduction

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

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

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

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

Our lives are enriched by the green spaces which surround us. Some of these public spaces, like public parks, are planned and designed. Others, such as the river corridors or ancient woodland, may be more natural. Sometimes our green assets are unintended consequences of other kinds of planning — motorway verges, railway embankments and historic canals provide a network of connected green spaces. Up until recently, these assets have generally been thought of in terms of single functions. Parks were conceived of as areas for play and recreation. Wildlife reserves were places dedicated to the preservation of particular

habitats or species.

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

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

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

9.2 Infrastructure and Developer Contributions

Policy I 1 Infrastructure and Developer Contributions

New development that generates a requirement for infrastructure will only be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either:

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

The Council will prepare a new Planning Obligations SPD to cover infrastructure and service requirements, including site-specific infrastructure, to be delivered through S106 Planning Obligations.

After its adoption, the Council will also operate a Community Infrastructure Levy Charging Schedule, to secure funding from new development towards infrastructure provision, including strategic projects.

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

Explanation

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

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

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

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

Historically the Council has relied on developer contributions secured through Section 106 of the Town and Country Planning Act to secure improvements to local infrastructure. However from 2014 it will not be possible to 'pool' more than five contributions to deliver strategic infrastructure needed to support large scale growth such as roads or schools. The Council is therefore looking to develop a Community Infrastructure Levy which can offer greater flexibility for funding infrastructure necessary to support growth.

Community Infrastructure Levy (CIL)

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

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

Implementation and Monitoring

The policy will be implemented via the Council's Infrastructure Delivery Plan, coordinating the actions of infrastructure providers and achieving financial contributions by the use of planning obligations and the Community Infrastructure Levy.

The policy will be monitored via the Local Plan Annual Monitoring Report and regular reviews of the Infrastructure Delivery Plan

9.3 Transport

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

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

Swarkestone bridge and causeway is identified as a problem, with a Scheduled Ancient Monument carrying a principal road on an alignment not suited to the volume or mix of traffic using it. A limited investigation showed that feasible alternative highway routes would cost between an estimated £12m and £20m. This solution is identified as having potential for appraisal as a County Council sponsored scheme.

Policy I 2 Sustainable Transport

A The Council will:

- (i) seek to minimise the need to travel;**
- (ii) seek to encourage modal shift away from the private car and road based freight toward walking, cycling, public transport and rail freight and;**
- (iii) support transport measures to address accessibility, safety, amenity, environmental and economic needs, both current and forecast.**

B This will be achieved by:

- (i) encouraging patterns of development that enable travelling distances to be minimised and that make best use of existing transport infrastructure and services;**
- (ii) seeking the provision of new or enhanced walking, cycling, public transport and rail freight services and infrastructure and, where needs cannot be fully met by the aforementioned means, highway and car/lorry parking infrastructure; and**
- (iii) seeking the use of soft measures and improved communication to encourage travel on foot, by cycle and by public transport, rather than by private car**

In implementing this policy account will be taken of the fact that in remote rural areas there is often less scope to minimise journey lengths and for the use of non-car modes.

C Planning permission will be granted for development where:

- (i) travel generated by the development proposal, including goods vehicle movement, would have no significant detrimental impact upon local amenity, the environment, highway safety, the efficiency of transport infrastructure and the efficiency and availability of public transport services; and**
- (ii) appropriate provision has been made for safe and convenient access to and within the development for pedestrians, cyclists, public transport users and the private car and**
- (iii) car travel generated by the development is minimised**

In order to achieve this, the Council will secure, through

negotiation and through the Community Infrastructure Levy, the provision by developers of contributions towards off-site works where needed.

- D** Planning applications for development with significant transport implications shall be accompanied by a Transport Assessment and Travel Plan identifying the transport impacts of the proposal and measures needed to meet the criteria set out in Part C of this policy. For development that is expected to have less significant transport implications, planning applications shall be accompanied by a Transport Statement, the conclusions of which shall be taken into account.

Walking and Cycling

- E**
- (i)** The Council will work in partnership with the County Council, neighbouring local authorities, the National Forest Company, charity organisations, landowners and developers to secure the expansion and improvement of the public rights of way network, routes used by cyclists, including multi-user greenways, and supporting infrastructure.
 - (ii)** Where a need is identified under Part C of this policy, the Council will seek to negotiate the provision by developers of contributions toward new, or the enhancement of existing, pedestrian and cycle routes, including multi-user greenways, the design of which should have regard to coherence, directness, continuity, safety, security, attractiveness and comfort of the wider pedestrian, cycle route and greenway networks.
 - (iii)** Cycle parking facilities should be provided in association with new development in accordance with the standards set out in a Supplementary Planning Document.
 - (iv)** Development proposals should not impair the coherence, directness, continuity, safety, security, attractiveness and comfort of the public rights of way, cycle route or greenway networks.
 - (v)** development which is likely to prejudice the use of disused railway lines for walking, cycling or horse riding will not be permitted, except where it can be demonstrated that such a route could have no useful role to play in the future.

Public Transport

- F**
- (i) the Council will work in partnership with the County Council, neighbouring local authorities, public transport operators and community transport operators to improve public transport services, infrastructure and information provision in the district
 - (ii) development should be designed and laid out in such a way as to ensure that, wherever possible, public transport services are within convenient walking distance of the whole site
 - (iii) where a need is identified under Part C of this policy, the Council will seek to negotiate the provision by developers of measures to encourage the use of public transport. These may include:
 - bus shelters and laybys
 - railway station and public transport interchange
 - initial financial contributions toward the cost of running public transport services
 - (iv) land is protected for a potential new park and ride facility at the junction of the A6 and London Road, Boulton Moor, as shown on the Aston Area Map. This will be constructed in conjunction with strategic housing development at Boulton Moor.
 - (v) land is protected for a new passenger railway station at Castle Gresley, as indicated on the Swadlincote Area Profile Map. Development likely to impair the continuity of the Burton to Leicester railway line or otherwise compromise the potential establishment of a passenger rail service on this route will not be permitted.

Freight

- G**
- (i) Development shall make adequate provision for freight vehicle access, manoeuvring and off-street parking and servicing
 - (ii) When determining planning applications, in order to ensure that local amenity and the environment are not adversely affected by the transfer of freight, the Council will give consideration to the need for the:
 - restriction of routes to be used by lorries, avoiding sensitive areas and
 - control of hours of delivery and collection, type of vehicle and its movements

- (iii) Land at Tetron Point, as shown on the Swadlincote Area Profile Map, will be protected from development that would compromise its capacity to be used for rail freight purposes.**
- (iv) land is protected for the development of a roadside lorry park including lorry parking, refuelling and driver facilities at the junction of the A50 and A511, Foston, as shown on the Hilton Area Profile Map.**

Parking

- H Planning permission will only be granted for development where appropriate car parking provision is made having regard to:**
- (i) minimum residential and maximum non-residential parking standards, to be published as a Supplementary Planning Document;**
 - (ii) the need to ensure that development would not have a detrimental impact on pedestrian and cyclist movement and safety nor on the safe and efficient operation of the highway network through inappropriate on-highway parking;**
 - (iii) the need to make the most efficient use of land;**
 - (iv) the need to encourage travel on foot, by cycle and by public transport in preference to the private car;**
 - (v) the need to provide sufficient conveniently located spaces to meet the needs of people with disabilities;**
 - (vi) the need to support the vitality and viability of Swadlincote town centre;**
 - (vii) the conclusions of any Transport Assessment undertaken in accordance with Part D of this policy;**
 - (viii) the need to encourage the use of low emission vehicles**

Explanation

This policy aims to ensure that new development makes provision for access for all people by a choice of transport modes and does not generate levels of traffic that compromise road safety, cause unacceptable levels of congestion nor lead to avoidable expenditure on subsequent road improvements.

In deciding what type and scale of transport provision is appropriate,

account will be taken of the location of development proposals recognising that there may be less scope for access by forms of transport other than the private car in remote rural areas. Nevertheless the principle of seeking to provide transport choice wherever practicable will be adhered to throughout the District.

For the purposes of Transport Policy I2 Part D, above, the thresholds for the submission of a transport assessment and Travel Plan will be as set out in the Department for Transport publication "Guidance on Transport Assessment", Appendix B.

The Council wishes to encourage walking and cycling as an alternative to car use. Supplementary Planning Documents addressing the design of new development and the provision of walking, cycling facilities, including networks of new and proposed routes, will be referred to in considering development proposals.

The enhancement of railway infrastructure and services and the integration of bus and railway services are important to the achievement of greater public transport use and the Council will seek to encourage such provision wherever opportunities arise.

Land at the junction of the A6 and A50 Derby Spur is protected for the development of a park and ride site to serve the A6 corridor. The proposal is identified in the Derby Local Transport Plan and the land has been secured as part of a Section 106 Agreement.

There have been proposals to re-establish a passenger rail service between Leicester and Burton upon Trent (The National Forest line). The project would improve the accessibility of the District to the national rail network and would provide a sustainable means of access to the National Forest. However, to date, viability assessments have indicated that the cost of operation would be such that substantial on-going public subsidy would be required. Nevertheless, the matter will be kept under review and the alignment of the Burton to Leicester railway and land that may be needed for the provision of a passenger railway station at Castle Gresley will be protected.

This policy aims to provide for the needs of employers whilst seeking to minimise the environmental and amenity impacts of freight movement.

The transfer of freight from road to rail can help to relieve road congestion, reduce emissions and improve highway safety. The site of a former railhead at Cadley Hill, Swadlincote offers rail freight opportunities on adjacent to land, which is in employment use. This policy seeks to ensure that this opportunity is not lost by protecting the railway sidings and their connections onto the running lines.

There is a recognised need for the provision of overnight facilities to provide for the safety and comfort of heavy goods vehicle operators in

the A50 corridor. Land is therefore reserved for the development of such a facility incorporating some 200-lorry parking spaces, overnight accommodation, a café and shower facilities.

Research published by the Department for Communities and Local Government in 2007 found that maximum residential parking standards can lead to inappropriate on-highway parking. However, the restriction of parking provision in association with non-residential development still has a role to play in encouraging the transfer of trips from the private car toward more sustainable modes.

Developers are encouraged to provide electric vehicle charging facilities. In order to future proof parking design, parking arrangements and electrical connections should be designed so that electric vehicle charging facilities can be provided or retrofitted with minimal disruption.

The National Planning Policy Framework sets out the criteria to be taken into account in determining any local parking standards. These will be referred to in preparing parking standards for South Derbyshire, to be published in the form of a Supplementary Planning Document.

Implementation and Monitoring

The policy will be implemented Through the Development Management process and negotiation of Section 106 agreements.

The policy will be monitored using the following performance Indicators:

- Proposals coming forward during the plan period being developed in accordance with this policy
- The successful protection of the site for a park and ride facility at Boulton Moor over the plan period, or until it is developed.
- The delivery of the Boulton Moor Park and Ride facility within the plan period
- The successful protection of the site for a passenger railway station at Castle Gresley over the plan period, or until it is developed.
- The successful protection of a site for a rail freight facility at Tetron Point over the plan period, or until it is developed
- The successful protection of a site for a roadside lorry park at Foston within the plan period, or until it is developed

9.4 Strategic Rail Freight

Policy I 3 Strategic Rail Freight Interchange

Any proposal for the development of a strategic rail freight Interchange shall meet all the following criteria:

- (i) The development shall incorporate
 - (a) an operational connection, to Network Rail track and signalling standards, to main trunk rail routes with sufficient available capacity and gauge capability of at least W8
 - (b) railway wagon reception and inter-modal handling and container storage facilities capable of accommodating 775 metre freight trains carrying modern wagons.

All the above should be completed before any business units on the site are occupied.

- (ii) An acceptable means of access to the trunk road network and parking for all goods vehicles shall be provided and operational arrangements shall minimise the use of local highways within South Derbyshire by heavy goods vehicles and
- (iii) there shall be no unacceptable amenity or safety impacts including noise, vibration, odours, light pollution and traffic generation and
- (iv) the proposal shall not cause unacceptable harm to the character of the local landscape and
- (v) the proposal shall preserve the character or setting of any listed buildings or conservation areas and
- (vi) the proposal shall not cause unacceptable harm to features of ecological or environmental value and, where possible, shall result in biodiversity gain and enhanced environmental value and
- (vii) the proposal shall not increase the surface water run-off rate from the site and shall not increase flood risk elsewhere.

Explanation

As a large scale infrastructure scheme, any application for such

development would be determined not by the local authority but by the National Infrastructure Directorate of the Planning Inspectorate. Nevertheless, the National Planning Policy Framework requires that local authorities should develop strategies for the provision of large scale infrastructure projects such as rail freight interchanges. Accordingly, the policy identifies the criteria that South Derbyshire District Council wishes to be taken into account in the determination of any planning application for such development.

Strategic Rail Freight Interchange Policy Guidance, published by the Department for Transport, sets out criteria to be taken into account for decision making on applications for development of this type.

The Strategic Distribution Site Assessment Study for the Three Cities Sub-Area of the East Midlands, produced by AECOM in 2010, provides a critical assessment of the relative merits of a range of potential sites for this type of use throughout the Derby, Leicester and Nottingham area.

Whilst the minimum suitable rail gauge to serve strategic distribution sites is W8, W9 gauge and above are better suited to this purpose. Whilst the highest gauge for lines passing through South Derbyshire is currently W8, this is to be addressed by rail network investment plans over coming years, which will result in some lines being upgraded to W10.

Implementation and Monitoring

The policy will be implemented Through the consideration of the policy in the determination by the Secretary of State for Transport of any planning application for the development of a Strategic Rail Freight Interchange within the district.

The Policy will be monitored through a performance indicator:

Any Strategic Rail Freight Interchange development coming forward within the plan period being developed in accordance with the criteria set out in this policy.

9.5 New Road Schemes

Policy I 4 New Road Schemes

Land will be protected for development of the following schemes, shown on the Area Profile Maps:

- (i) Swadlincote Regeneration Route**
- (ii) South Derby Integrated Transport Link phases 1 and 2**

Explanation

The Council will seek, where possible, to meet the transport demand arising from new development through the use of remaining capacity in the existing transport network, or by measures to encourage and enable travel by non-motorised means. However, the evidence indicates that some new highway development will be needed in order to avoid unacceptable congestion.

The Swadlincote Regeneration Route will connect the junction of Occupation Lane and Hepworth Road with the A514 near the current junction with Woodhouse Street. It is needed to assist in the regeneration of the Woodville and Swadlincote area by enabling the redevelopment of land representing poorly restored former mineral workings at Occupation Lane in Woodville, improving access to Swadlincote Town Centre and alleviating traffic congestion and environmental impacts at the A511/A514 Clock Island. Opportunities exist for the route to be largely funded through developer contributions, negotiated in association with development proposals, but it is anticipated that additional funding will need to be drawn from other sources. Compulsory Purchase Orders will be used where necessary.

The South Derby Integrated Transport Link Phase 1 is needed to help mitigate the transport impact of proposed development in the Derby urban area. It will connect to the proposed T12 Link, leading from the A50/A514 Chellaston junction to the proposed Global Technology Cluster at Sinfin Moor, to Stenson Road. The route will be funded through developer contributions in association with new development in the Derby Urban Area. Phase 2 would connect the A38 junction at Rykneld Road with Phase 1. Together, phases 1 and 2 would provide a complete highway connection between the A38 and the A50. Although transport modelling evidence indicates that Phase 2 will not be required to mitigate the traffic impacts of proposed new development within the plan period, the indicative alignment is protected to serve any future growth in travel demand beyond the plan period that cannot be satisfactorily mitigated by other means.

Proposals for a bypass for the Swarkestone Bridge and Causeway are not required to support new development in the Local Plan and funding has not yet been allocated for the scheme. As such, the Local Plan does not protect land for development of the scheme.

Implementation and Monitoring

The policy will be implemented through the development management process, by securing contributions through the Community Infrastructure Levy and through the negotiation of Section 106 agreements.

The policy will be monitored through a performance indicator: the

successful protection of land for the development of the road schemes over the plan period, or until they are implemented.

9.6 East Midlands Airport

Policy I 5 East Midlands Airport

- (i) **Within the Public Safety Zone of East Midlands Airport, as shown on the Melbourne Area Profile Map, there is a general presumption against most types of new or replacement development and certain changes of use to existing property, as described in Department for Transport Circular 1/2010.**
- (ii) **Within officially safeguarded areas established for East Midlands Airport, certain planning applications will be the subject of consultation with the operator of East Midlands Airport and there may be restrictions on the height or detailed design of buildings or on development which might create a bird hazard, as described in Department for Transport Circular 11/2003.**

Explanation

Public Safety Zones are areas of land at the ends of runways at the busiest airports, within which development is restricted in order to control the number of people on the ground at risk of death or injury in the event of an aircraft accident. The policy objective is that there should be no increase in the number of people living, working or congregating in Public Safety Zones and that, over time, the number should be reduced as circumstances allow.

The Department for Transport Circular 1/2003 is accompanied by "Aerodrome Safeguarding Maps" which identify areas where consultation must be carried out with the aerodrome operator regarding planning applications for certain types of development. The safeguarding of such areas is neither the responsibility nor the proposal of the local planning authority.

Whilst East Midlands Airport lies outside the District, in the neighbouring district of North West Leicestershire, part of the Public Safety Zone does extend into South Derbyshire and this policy provides the means to control development within the affected area.

Implementation and Monitoring

The policy will be implemented Through the development management process.

The policy will be monitored by performance indicators:

- Prevention of unsuitable development within the Public Safety Zone over the plan period.
- Prevention of unsuitable development within safeguarded areas over the plan period.

9.7 Community Facilities

Policy I 6 Community Facilities

South Derbyshire District Council will:

- **Require development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities;**
- **Facilitate the efficient use of community facilities and the provision of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location.**

Existing community facilities will be protected, unless it is clear that there is no longer a need to retain the use or where a suitable alternative is made.

Community facilities should be accessible to all members of the community and be located where there is a choice of travel options.

Explanation

In some areas there is an identified lack of community, health, education and sports facilities and significant growth is likely to increase pressure on existing services.

The Council will seek to restrict the loss of existing built facilities to non-community uses unless it can be shown that there is no demand for retention of the site or unless an alternative facility is provided. The Council will expect proposals for the change of use of a built community facility to be accompanied by evidence that it has been marketed proactively and competitively for a period of not less than 12 months on the open market.

The Council will work with developers to identify and deliver new community facilities essential to support large scale developments within the Plan period. Wherever possible, new facilities will be expected to be multifunctional and located in areas accessible to new and existing communities.

A range of funding measures, including Community Infrastructure Levy and Developer Contributions, will be used to secure the required facilities

Implementation and Monitoring

The site would be allocated through the Development Management process.

The policy will be monitored through the reporting of the number of applications permitted for new community facilities that is reported in the Annual Monitoring Report.

9.8 Green Infrastructure

Policy I 7 Green Infrastructure

The District Council will seek to conserve, enhance and wherever possible extend green infrastructure in the District by working with partners to:

- **Ensure the continued protection of the District's ecological, biological and geological assets, with particular regard to sites and species of international, national and local significance;**
- **Secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure;**
- **Promote the appropriate management of features of major importance for wild flora and fauna;**
- **Support the development of a the Green Infrastructure Network as proposed by the 6Cs Green Infrastructure Strategy, linking together Key Strategic Routes of regional and sub regional importance and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure provision in the following opportunity areas¹:**
 - **Trent Strategic River / Trent & Mersey Canal Corridor;**
 - **Derwent Strategic River Corridor;**
 - **Dove Strategic River Corridor;**
 - **Within the National Forest Area; and;**
 - **Around the edges of Derby City and Swadlincote;**
 - **Positively view proposals that seek to enhance the District's Green Infrastructure resource in support of tourism and leisure related development.**

Within the Trent Valley the District Council will support and help deliver the landscape scale change as promoted by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership. Any development within the area defined by the Trent Valley Vision will be expected to contribute towards and assist in delivering the vision in accordance with the strategy. Such contributions may be in the form of appropriate design, suitable form and function, the delivery of Green Infrastructure, landscape and habitat enhancement, financial contributions or other mechanisms as appropriate, to deliver an overall benefit within the Trent Valley Vision area.

All proposals for development within the catchment for the River Mease will need to demonstrate that they will have no adverse effects on the integrity of the Special Area of Conservation (SAC) either alone or in combination with other proposals and will contribute to long-term objectives to improve the condition of the site.

Explanation

South Derbyshire contains a wealth of green spaces such as river valleys and floodplains, woodlands, historic parks and gardens, public rights of way, wildlife sites and nature reserves. These spaces provide various benefits including biodiversity, visual amenity, sport and recreation. The purpose of this policy is to ensure that green spaces are conserved, enhanced.

However, it is not just large scale or strategic GI, which plays an important role in contributing towards a wider network of green space. Individual elements or features such as important hedgerows and trees, play spaces or ponds can be equally important helping to bring wildlife and amenity benefits into the heart of communities. For this reason the Council considers that even modest developments can contribute towards the protecting and enhancing the District's GI network. Therefore the Council will expect that all schemes for new housing and commercial development should, as far as possible, protect existing green infrastructure and landscape elements and bring forward development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure.

In bringing forward new homes or businesses the Council will expect developers to demonstrate how their proposals contribute towards the objectives and targets set out in the Lowland Derbyshire and Nation Forest Biodiversity Action Plans (as appropriate to the site location). Where new development includes proposals for habitat creation or the translocation of protected species and BAP priority habitats and species to help mitigate biodiversity impacts, the District Council will expect developers to contribute towards the ongoing management and maintenance of sites.

The Council will support proposals for large-scale green infrastructure projects within or adjacent to the opportunity areas identified in the Green Infrastructure Policy, subject to projects conforming to wider policies set out in this Local Plan. Where proposals for new development or restoration of existing sites are proposed within identified opportunity areas, the Council will seek to ensure that sites have contributed positively towards local GI provision and wherever possible improve linkages between sites.

The Trent Valley

The River Trent is a major strategic river. There was, and in part still is, a distinctive landscape focused on the river, rich in historical features and wildlife. Permanent grasslands for seasonal grazing would traditionally define the floodplain with people living in villages located on the elevated river terraces along the valley surrounded by traditional mixed farming. In the last 50 years these essential qualities have become eroded.

It has been identified that there is and will be increasing pressures for change in the Trent Valley through Derbyshire. The need to identify further minerals sites and the allocation of land for new housing growth will place further demands on the landscape of the Trent Valley within the Plan period. These pressures could change and fragment the open agrarian landscape character of the valley.

Further gravel extraction and housing growth will change the landscape character of the landscape irreversibly. The opportunity therefore exists to shape this change to deliver a new and attractive landscape with enhanced Green Infrastructure where people want to live, which attracts visitors to the area, provides new economic opportunities, and is rich in history and wildlife.

Key to this will be the development of a clear landscape vision and strategy that plans for landscape change over a long period. This approach has now been adopted and is being promoted by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership (LDN LNP). The District has a duty to cooperate with the LDN LNP and will aim to assist in the development of the landscape vision and strategy to deliver high quality Green Infrastructure across the Trent Valley for existing and new communities.

The River Mease Special Area of Conservation

Proposals for new development within the catchment of the River Mease Special Area of Conservation (SAC) will only be permitted where it can be demonstrated that the proposal will have no adverse effects on the integrity of the SAC either alone or in combination with other planning proposals.

Implementation and Monitoring

The policy will be implemented through the Development Management process and the Infrastructure Delivery Plan at South Derbyshire. The policy will also be implemented by the use of the River Mease Development Management Scheme and National Forest Planting Guidelines.

The condition of nationally protected sites (Natural England) and County Wildlife Sites (Derbyshire Wildlife Trust) is monitored in the Annual Monitoring Report. The condition of the River Mease SAC is reported the River Mease Programme board annually. Tree planting within the National Forest is reported in the Annual Monitoring Report.

9.9 The National Forest

Policy I 8 The National Forest

Within the National Forest, as defined on the relevant Area Profile Maps, South Derbyshire District Council will work with The National Forest Company and other local authorities and partners to:

- **Provide opportunities for diversification of the economy, especially in relation to the woodland economy and tourism, including overnight accommodation;**
- **Create an attractive, sustainable environment;**
- **Provide a range of leisure opportunities for local communities and visitors, and**
- **Achieve 33% woodland cover in the National Forest.**

Within the National Forest all residential schemes over 0.5ha and industrial commercial and leisure developments over 1ha will be expected to incorporate tree planting and landscaping in accordance with National Forest Planting Guidelines.

Landscaping will generally involve woodland planting, but can also include the creation and management of other appropriate habitats, open space provision associated with woodland and the provision of new recreational facilities with a woodland character. The appropriate mix of landscaping features will depend upon the setting characteristics, opportunities and constraints that individual sites present.

In exceptional circumstances, a commuted sum may be agreed where planting and landscaping cannot be accommodated within or close to the development site. This will be used to either purchase land for tree planting; to create new woodland and/or other habitats; to provide public access to it and maintain those works for a minimum of five years.

Within the National Forest new development should ensure that:

- **the siting and scale of the proposed development is appropriately related to its setting within the Forest,**
- **the proposed development respects and does not adversely affect the character and appearance of the wider countryside.**

The Council will work with developers, the National Forest and other stakeholders to improve access to the forest from new development sites and existing built up areas and deliver a step change in the quality of new development and the existing urban area with an emphasis upon the use of Forest related construction materials where appropriate.

The area between Swadlincote, Ashby de la Zouch and Measham is recognised as 'The Heart of the National Forest'. The District Council will seek to support efforts to concentrate tourism and leisure activities and economic opportunities based on the woodland and environmental economy in this area. However Forest related development will be supported elsewhere within the Forest where it can be demonstrated that it will support the continued improvement of the National Forest as a tourism and leisure destination.

Explanation

The National Forest is a nationally designated area which covers an area of 200 square miles and extends from Charnwood Forest near Leicester to the east to the Needwood Forest near Yoxall in the west. Since its inception the National Forest Company has supported woodland creation increasing forest cover from 6% to 19% across the forest area by planting 8 million trees to date. The environmental improvements implemented by the National Forest Company have brought about positive landscape change and habitat creation and have greatly strengthened the District's tourism and leisure offer.

The National Forest has been successful in securing 1,200ha of green infrastructure since 1991 through the planning system, including development-related planting, mineral site restoration and derelict land reclamation to forest-related uses. This accounts for around 22% of the overall forest creation achieved (5,900ha). In addition, around £1.2m has been secured in commuted sums through Section 106 agreements towards off-site forest creation projects. The District Council will continue to work in partnership with the National Forest Company to achieve its long-term vision and goals and secure forest planting within all appropriate developments located within the National Forest. Developers are currently expected to meet the following planting requirements:

National Forest Planting Requirements			
Housing sites under 0.5 ha	Normal landscaping appropriate to the sites setting	Industrial, Commercial and Leisure Developments under 1 ha	Normal landscaping appropriate to the sites setting
Housing sites between 0.5 ha - 10ha	20% of the development area to be woodland planting and landscaping	Industrial, Commercial and Leisure Developments over 1 ha	20% of the development area to be woodland planting and landscaping
Housing sites over 10ha	30% of the development area to be woodland planting and landscaping	Industrial, Commercial and Leisure Developments over 10ha	30% of the development area to be woodland planting and landscaping
New Road Schemes or improvements to existing routes	New road schemes should achieve well-wooded settings with planting adjoining the road and off site. Appropriate landscaping should also accompany road improvements. In each scale the levels of planting will depend on the scale and impact of the development.		
Commuted Sums	In exceptional circumstances where the planting guidelines cannot be met, a commuted sum should be paid instead. This is at a guideline rate of £10,000 per hectare of the gross development area.		

In exceptional circumstances, where planting and landscaping cannot be fully accommodated on or adjacent to the development site, for example due to lack of land or viability issues, a commuted sum will be negotiated. This will be towards the cost of purchasing land for planting, creating new woodland, providing public access to it and maintaining the site for at least 5 years. Commuted sums will normally be paid to the local authority and will need to represent any shortfall in planting on site. Where commuted sums are accepted the District Council will work in partnership with the National Forest Company to decide how they should be utilised. However

Best practice guidance on the creation and future management of forest-related planting and landscaping schemes should be followed, as set out in the National Forest Company Guide for Developers and Planners.

Implementation and Monitoring

The policy will be implemented through the Development Management process and the Infrastructure Delivery Plan at South Derbyshire. The policy will also be implemented by the National Forest Planting Guidelines.

Tree planting within the National Forest is reported in the Annual Monitoring Report.

9.10 Open Space, Sport and Recreation

Policy I 9 Open Space, Sport and Recreation

- A** The Council will ensure that there is a good provision of high quality and accessible green space, including sports pitches and built facilities; allotments; and publicly accessible natural green space, to meet a wide range of recreation, outdoor sport and amenity needs in the District
- B** The loss of open space, sport and recreational facilities will only be permitted in exceptional circumstances where existing facilities exceed the required level of provision, the loss would be compensated for through equivalent or better provision or the development would involve the provision of alternative sport or recreation facilities for which there is a greater need.
- C** New residential development shall be supported by adequate open space and recreation facilities. Opportunities for creating new or enhanced facilities will be sought wherever possible, particularly where there are quantitative or qualitative deficiencies identified in the Councils most up to date Open Space, Sport and Recreation Assessment.
- D** Wherever possible Council will expect new open spaces to connect to existing Green Infrastructure in order to improve accessibility across and between sites and enhance the biodiversity.
- E** The Council will work with developers and stakeholder to identify suitable sites for allotments, cemeteries where there is an identified lack of provision locally.

Explanation

The **National Planning Policy Framework** states that Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for

new provision. These should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine the level and type provision required.

Existing open space, sports and recreational buildings and land should not be built on unless:

- an assessment shows that the open space, buildings or land are surplus to requirements; or
- the resulting loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the
- need for which outweighs the loss.

The Council's **Open Space Assessment Report** indicates that:

- The current level of informal leisure provision is 0.73ha per 1000 people across the whole District. This represents a deficit of informal leisure provision of 0.32ha per 1000 people.
- The current level of formal leisure provision is 1.17ha per 1000 people across the whole District. This represents a deficit of informal leisure provision of 0.13ha per 1000 people.
- The current level of play provision is 0.05ha per 1000 people across the whole District. The District's target is for 0.19ha of play space per 1000 people. This represents a significant deficit of play provision.
- Based on existing open space provision there is a requirement for 25.4m² of land per person/bedroom (or 2.54 ha per 1000 people) for new development
- In regard to indoor sports facilities, the District currently lacks two badminton courts and one swimming lane.

The Council will seek to address any identified shortfalls in open space and built leisure provision by securing new facilities within future development and/or by securing funding for the delivery of new and improvement of existing open spaces. The loss of open spaces will be resisted by the Council except in exceptional circumstances. Details of developer requirements will be published in a Supplementary Planning Document.

In bringing forward new open spaces, the Council will, wherever possible, seek to ensure that new open space provision links up with and enhances existing open spaces green corridors and other green infrastructure. Further information on green infrastructure is set out in Policy I 7.

Interest in allotments has risen significantly in recent years. Allotments

provide multiple benefits, as a source of sustainable food provision helping to reduce food miles, contributing towards healthy lifestyles through both exercise and as a source of fresh local food, and by supporting community cohesion. It is difficult to forecast future levels of demand, but there is currently a long waiting list of prospective tenants.

There is a shortage of cemetery space, which is particularly acute in the Swadlincote Urban Area and is likely to affect the whole District in coming decades.

Implementation and Monitoring

The policy will be implemented through the development management process and the Community Infrastructure Levy.

The policy will be monitored through Indicators: Net change in overall provision of recreational and leisure land and facilities over the plan period.

9.11 Self-Catering Tourist Accommodation

Policy I 10 New Permanent Self Catering Accommodation

A New permanent self-catering accommodation will be permitted:

- (i) within Swadlincote, Melbourne or other key villages;
- (ii) elsewhere if it is provided through the conversion or change of use of existing buildings.

B New static caravan and cabin sites will be permitted:

- (i) in areas where they will not be unduly prominent and would avoid any detrimental impact on the character of the surrounding area from the outset and
- (ii) in areas where the purchase of provisions can be made on foot or by cycle from existing retail facilities, thus negating the need for on- site provision;

C New touring caravan and camping sites should meet criteria (i) and (ii) in section B above and should be located where they are easily accessible by roads suitable for vehicles towing caravans.

Explanation

The District has a good mix of types, standards, sizes and prices of tourist accommodation which has grown significantly in recent years. Staying visitors make an important contribution to the local economy, particularly when using serviced accommodation. The continued upgrading of existing facilities is necessary in order to attract return visits. New hotels should ideally be located in the main urban area of Swadlincote where services and facilities are close at hand and from where much of the District is accessible by public transport.

The conversion of redundant rural buildings can provide tourist accommodation whilst protecting the countryside and assisting in farm diversification. The Council may require a legal agreement to tie the converted buildings in some way to the operation of the farm enterprise, or to the farmer and his successors, to ensure that they remain tourist accommodation and do not become permanent dwellings.

There is increasing demand for cabin and static caravan accommodation, as well as camping and touring caravan sites across the District, particularly within the wider National Forest area. Whilst the Council encourages the provision of new tourist accommodation, it is keen to protect the character of the countryside, which, in itself, is a key driver of tourism in the area. It is therefore important to ensure that such development is sited and designed so as to avoid any detrimental impact on the character of the surrounding area. Where appropriate, the use of existing landscape features and new planting in accordance with the appropriate landscape character type can help to ensure that, where allowed, such proposals will not appear unduly prominent in the landscape.

Directing such uses to areas where there is a readily accessible food shop reduces the need for new buildings on site. Good road access is essential if congestion is to be avoided on narrow, winding rural lanes.

Implementation and Monitoring

The policy will be implemented through the development management process.

The policy will be monitored through the competition of any such development.

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ASTON AREA

Overview

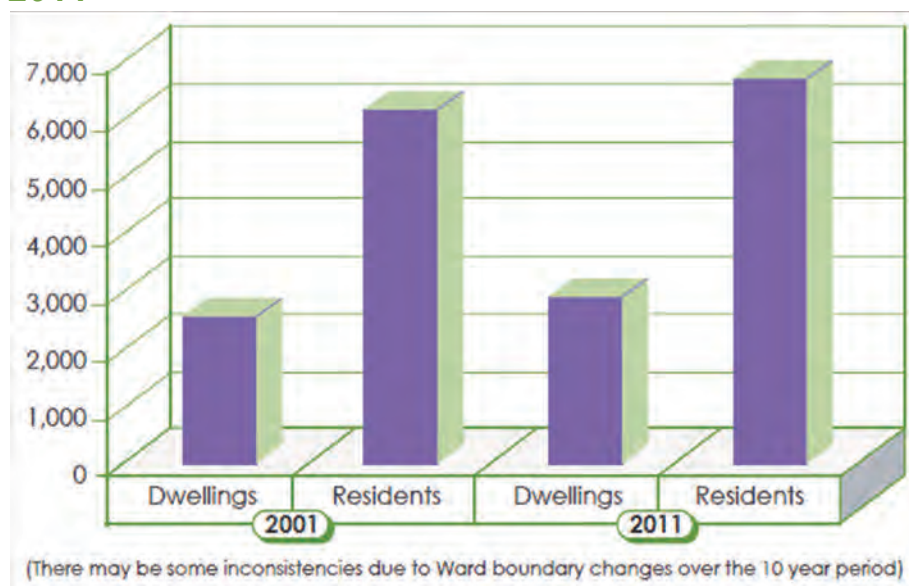
The area has a predominantly rural feel to it though the area does adjoin Derby City along its northern boundary. The A50 trunk road crosses the area from east to west, with a spur heading northwards toward the A6 and A52. The southern boundary of the area is defined by the River Trent and much of the area around the Trent is susceptible to flooding. A large proportion of the north east part of the area forms the southern boundary of the Nottingham-Derby Green Belt. The area contains the key village of Shardlow and a number of other small settlements.

Aston area contains various heritage assets including conservation areas at Shardlow, Aston-on-Trent, Barrow-on-Trent and along the length of the Trent and Mersey Canal. The route of the former Derby Canal, now a local wildlife site, extends northwards from Swarkestone into the city. There are also historic parks and gardens at Swarkestone and Elvaston. Swarkestone Causeway, which extends southwards across the Trent floodplain, represents a scheduled Ancient Monument and follows an alignment not suited to the volume and mix of traffic using it. A proposal to address this issue is included on a list of potential schemes for further assessment in the Derbyshire Local Transport Plan.

The area is within reach of business and industrial areas in Derby City and within Leicestershire, such as East Midlands Airport and the East Midlands Distribution Centre. To a large extent, the area is reliant on retail and other services and facilities in Derby and other settlements outside the area.

National Cycle Route 6 passes through the area, connecting to the network of cycle routes within Derby City.

Aston Area - Number of dwellings and residents in 2001 and 2011



Vision

To protect the rural character and heritage assets of the area whilst providing for housing and employment growth on the edge of Derby and smaller scale housing development at Aston-on-Trent.

- Objective 1:** Protect the rural character of the area.
- Objective 2:** Meet housing needs through new residential development on the Derby fringe and smaller scale residential development at Aston-on-Trent.
- Objective 3:** Support the economic vitality of the area.
- Objective 4:** Ensure the provision of the Southern Derby Link Road, Phase 1 to support new strategic development.
- Objective 5:** Protect heritage assets and provide for the reinstatement of the former Derby Canal.
- Objective 6:** Expand and improve sustainable transport choices.
- Objective 7:** Maintain open land extending from Derby City into South Derbyshire.

Settlements in area

Derby Urban Extensions

Key Village: Shardlow

Local Village: Aston-on-Trent, Weston-on-Trent

Rural: Elvaston, Thulston, Swarkestone, Barrow-on-Trent

SUMMARY OF POLICIES

Housing

- Sites with consent – Boulton Moor: 1,058 dwellings
- Boulton Moor Phase 2 & 3 – 890 dwellings
- Chellaston (Holmleigh Way & Chellaston Fields) – 600 dwellings
- Wragley Way - 1,950 dwellings (1,180 of which are expected to come forward in the plan period. The site is also covered by the Stenson Area)
- Former Aston Hall Hospital – 100 dwellings
- Further small scale residential sites may be identified in Part 2 of the Local Plan across the area guided by the Settlement Hierarchy
- Potential Reserve site - Lowes Farm

Employment:

- *Global Technology Cluster (GTC) extension – 20 ha, is a strategic employment location. The GTC is a proposed business development at Sinfyn Moor in Derby City, with capacity to expand southwards into South Derbyshire.*
- *Allow for small scale farm diversification and the provision of appropriate tourist and leisure facilities.*
- *Protect the route of the former Derby Canal.*

Transport

- *Protect land needed for the development of the South Derby Integrated Transport Link, Phase 1 (Phase 2 is considered in Stenson and Willington & Findern areas)*
- *Expand and improve local cycleways and multi-user trails as part of a wider route network.*
- *Protect land that may be needed for the future development of a park and ride facility at Boulton Moor.*

Environment

- *Enhance and expand green infrastructure, including the landscape and ecology corridors of the Trent and Mersey Canal and the River Trent.*
- *Protect Elvaston Country Park and Swarkestone Park and Garden.*
- *Protect the integrity of green wedges extending from Derby City.*

Green Belt:

- *Maintain the principal of the section of Nottingham-Derby Green Belt within the District.*

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