



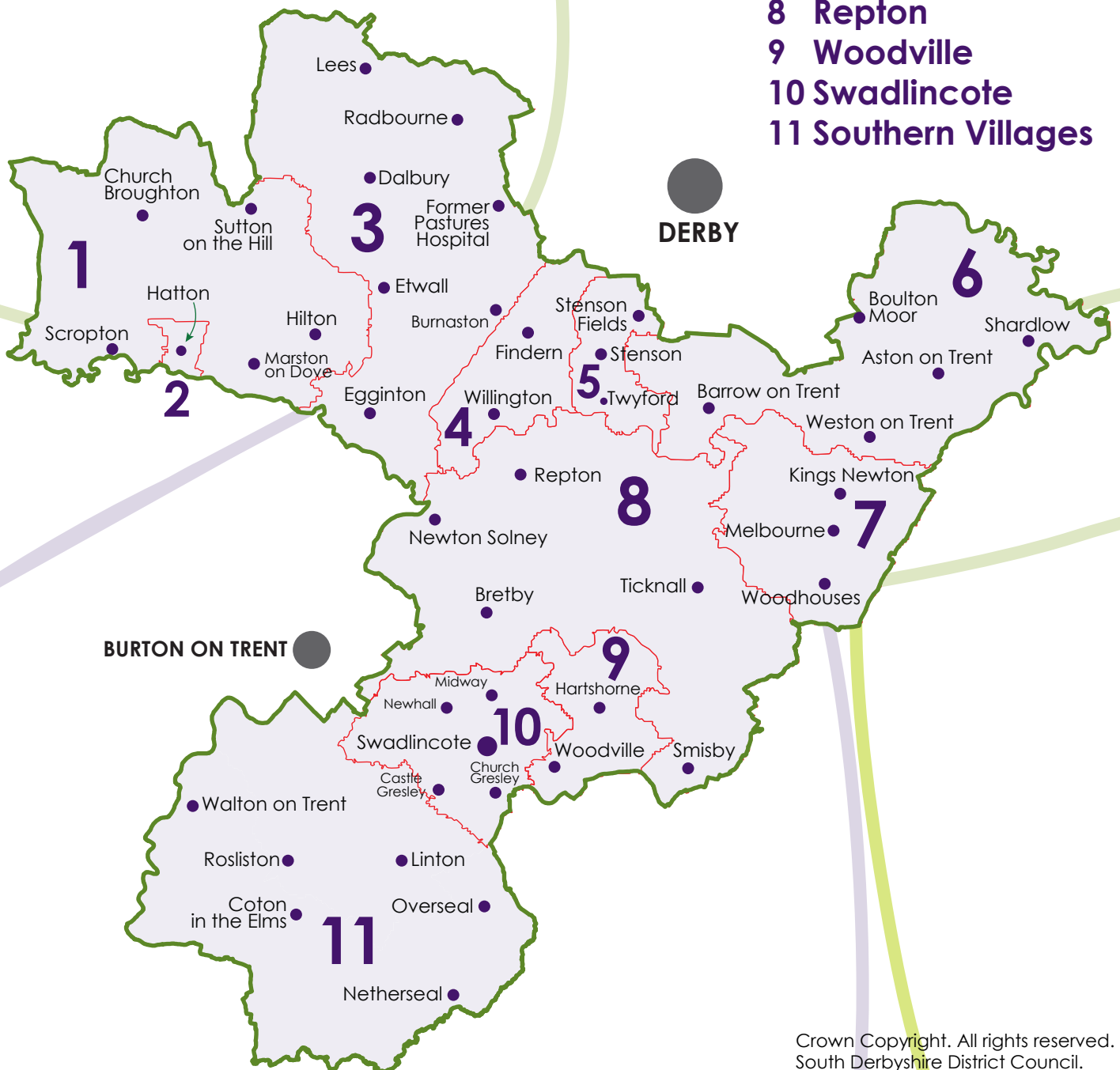
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Planning for Places

Planning for Places

INDEX MAP

- 1 Hilton
- 2 Hatton
- 3 Etwall
- 4 Willington
- 5 Stenson
- 6 Aston
- 7 Melbourne
- 8 Repton
- 9 Woodville
- 10 Swadlincote
- 11 Southern Villages



INTRODUCTION

Planning for Places

In a previous consultation 'Your Neighbourhood: Talk To Us', the District was divided into 11 areas which have been carried forward from that consultation through and into this Draft Local Plan.

Each of the 11 areas contains a brief description of the area, sets out a vision and objectives and gives a summary of the Draft Local Plan policies that relate to each area. An A3 map has been produced to illustrate the proposed policies, in particular the locations of proposed strategic employment and housing sites.

For individual maps showing the locations of the proposed strategic housing sites, please see Chapter 5.

1

HILTON AREA

Description

This is a rural area containing a large key settlement, Hilton, and several other smaller villages, including Church Broughton and Scropton. The A50 trunk road, Derby – Crewe railway line and River Dove pass through the area.

Hilton has experienced substantial growth over the last two decades and is now the second largest settlement in South Derbyshire. Although the village plays host to a number of community facilities, including a village hall and some retail provision, the extent of these amenities has not matched the scale of residential expansion. The Hilton primary school and John Port Academy at Etwall, which serves the area, have both been extended to a considerable degree but offer little spare capacity.

Hilton Business Park seeks to balance the housing growth with employment provision and has been partly redeveloped to provide business units of varying sizes. The remainder of the site is largely used for storage and distribution purposes and is being made available for further redevelopment to meet the needs of modern business occupiers.

Dove Valley Business Park, at Foston, has been successful in attracting industrial and warehouse occupiers, largely as a consequence of providing direct access to the A50. Plots remain available and land to the north offers the potential to accommodate large-scale end users when suitable sites cannot be found elsewhere in the district.

The remaining settlements in the area are generally too small to support many services and facilities and are also poorly served by public transport, although efforts have been made to address this in recent years through the introduction of a twice-weekly demand responsive bus service. The accommodating planning policy stance on farm diversification has enabled the provision of small scale business accommodation at a number of sites.

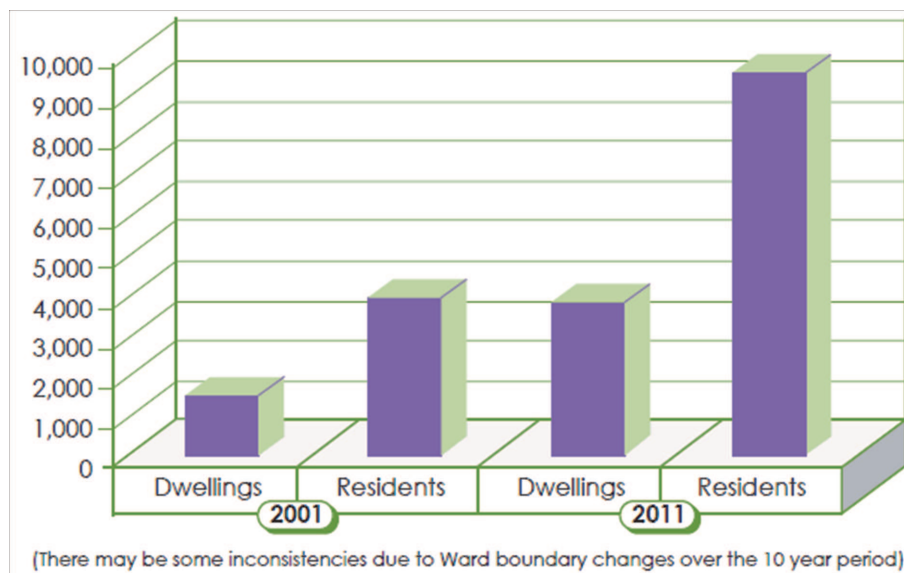
A multi-user greenway connects Hilton to Etwall and Mickleover, whilst a further cycle route connects Marston-on-Dove to Hatton.

There is a need for the provision of formal lorry parking and overnight facilities in the area and planning consent has accordingly been granted for such development at a site in Foston.

There is also a need to upgrade some local infrastructure in order to support new development and meet the needs of local residents, including improved electricity and broadband capacity.

The area contains a Site of Special Scientific Interest at Hilton Gravel Pits.

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



Vision

To protect the rural character of the area, whilst realising the potential offered by the A50 to attract business investment and to make Hilton a more attractive and sustainable place in which to live.

Objective 1: To protect the rural character of the area.

Objective 2: Support the economic vitality of the area.

Objective 3: To improve accessibility by sustainable transport modes.

Objective 4: To address the need for overnight accommodation for lorry drivers in this location.

Settlements in the area

Key Village: Hilton

Rural Villages: Church Broughton, Sutton on the Hill, Scropton, Marston on Dove, Foston

SUMMARY OF POLICIES:

Housing

- Land off the Mease, Hilton – 375 dwellings
- Further small scale residential sites may be identified in Part 2 of the Local Plan across the area guided by the Settlement Hierarchy.

Employment

- *Hilton Business Park, although representing an established employment site, is identified for further redevelopment and expansion on adjacent land.*
- *Dove Valley Business Park offers a number of development plots within the established site and is identified for further development. Land to the north of the site is identified as an exceptional employment site to accommodate exceptionally large scale users when suitable alternative sites cannot be found elsewhere in the Housing Market Area.*
- *Allow for small scale farm diversification and appropriate tourist accommodation and facilities.*

Transport

- *Expand cycleways and multi-user trails as part of a wider route network.*

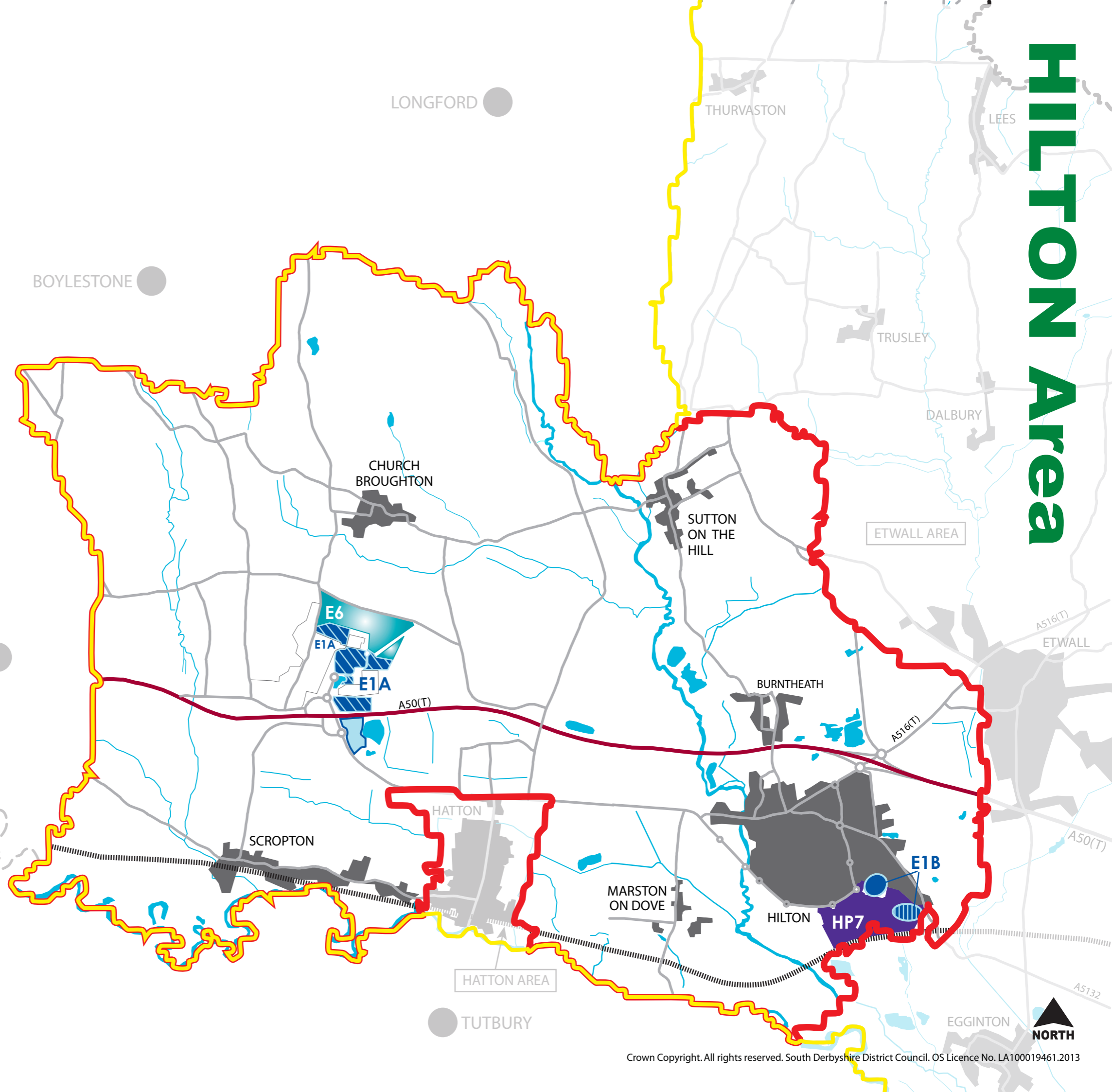
Environment

- *Enhance and expand green infrastructure, including improvements in the River Dove corridor.*

HILTON Area

KEY

- Housing Allocations
- Exceptional Employment Location
- Employment Allocation
- Roadside Lorry Park
- Committed Employment Sites
- South Derbyshire District Boundary
- Hilton Area Boundary



DERBYSHIRE DALES
DISTRICT COUNCIL

EAST STAFFORDHIRE
BOROUGH COUNCIL

HILTON Area

HOUSING POLICY	HOUSING SITE
HP7	Land off The Mease, Hilton
EMPLOYMENT POLICY	EMPLOYMENT SITE
E1B	Land at Hilton
E1A	Dove Valley Park
E6	Extension to Dove Valley Park - exceptions employment location



2

HATTON AREA

Description

The Hatton area covers just the settlement of Hatton itself and is the smallest area that we have identified. Hatton is a key service village surrounded by a rural setting. Facilities include a primary school, post office and local store. The adjacent village of Tutbury, in East Staffordshire, also offers many services and facilities.

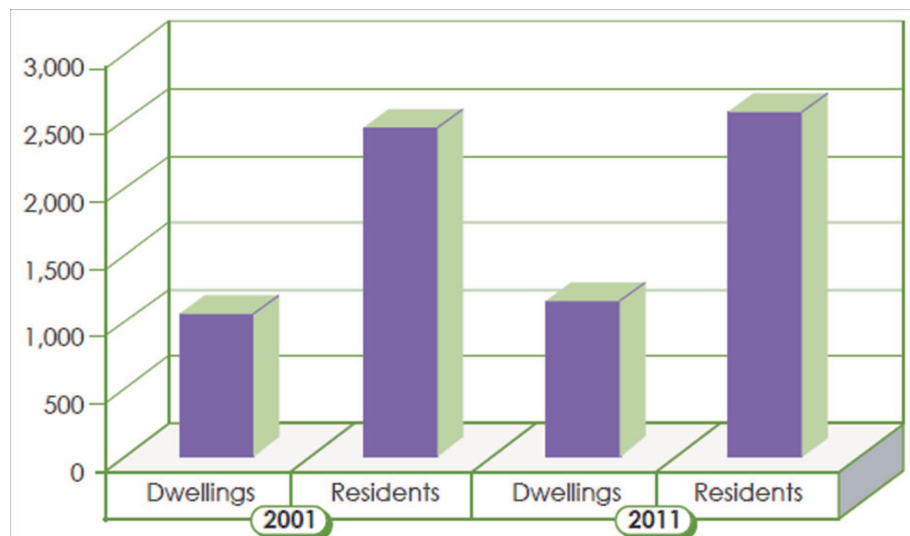
The major employer in the village is Nestle, whose premises are undergoing major expansion, whilst the nearby Station Yard industrial estate accommodates a number of small to medium sized businesses.

Hatton is served by a railway station, which offers regular services in the directions of Derby and Crewe. A multi-user trail connects the village to the nearby settlement of Marston on Dove. There is local concern about the number of lorries using Station Road (A511) which is the main route through the village.

Hatton has its own Primary School, Heath Fields and falls within the John Port Academy, Etwall normal area for secondary education, which currently offers little spare capacity in terms of student numbers.

The River Dove passes along the southern boundary of the village and, as a consequence, the area is susceptible to flooding. To address this, existing flood alleviation infrastructure is being upgraded.

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



(There may be some inconsistencies due to Ward boundary changes over the 10 year period)

Vision

To allow further strategic housing development, balanced by current growth in local employment provision, whilst addressing flooding potential.

Objectives

- Objective 1:** *Help meet the housing needs of the District through new residential development.*
- Objective 2:** *Alleviate HGV traffic on Station Road.*
- Objective 3:** *Help protect the village from flood events.*
- Objective 4:** *Improve accessibility by sustainable transport modes.*
- Objective 5:** *Support the economic vitality of the village*

Settlements in the Area

Key village: Hatton

SUMMARY OF POLICIES:

Housing

- *Land to the north east of Hatton – 400 dwellings.*

Employment

- *Retain established employment sites and premises.*

Transport





- *Expand and improve cycleways and multi-user trails as part of a wider route network.*

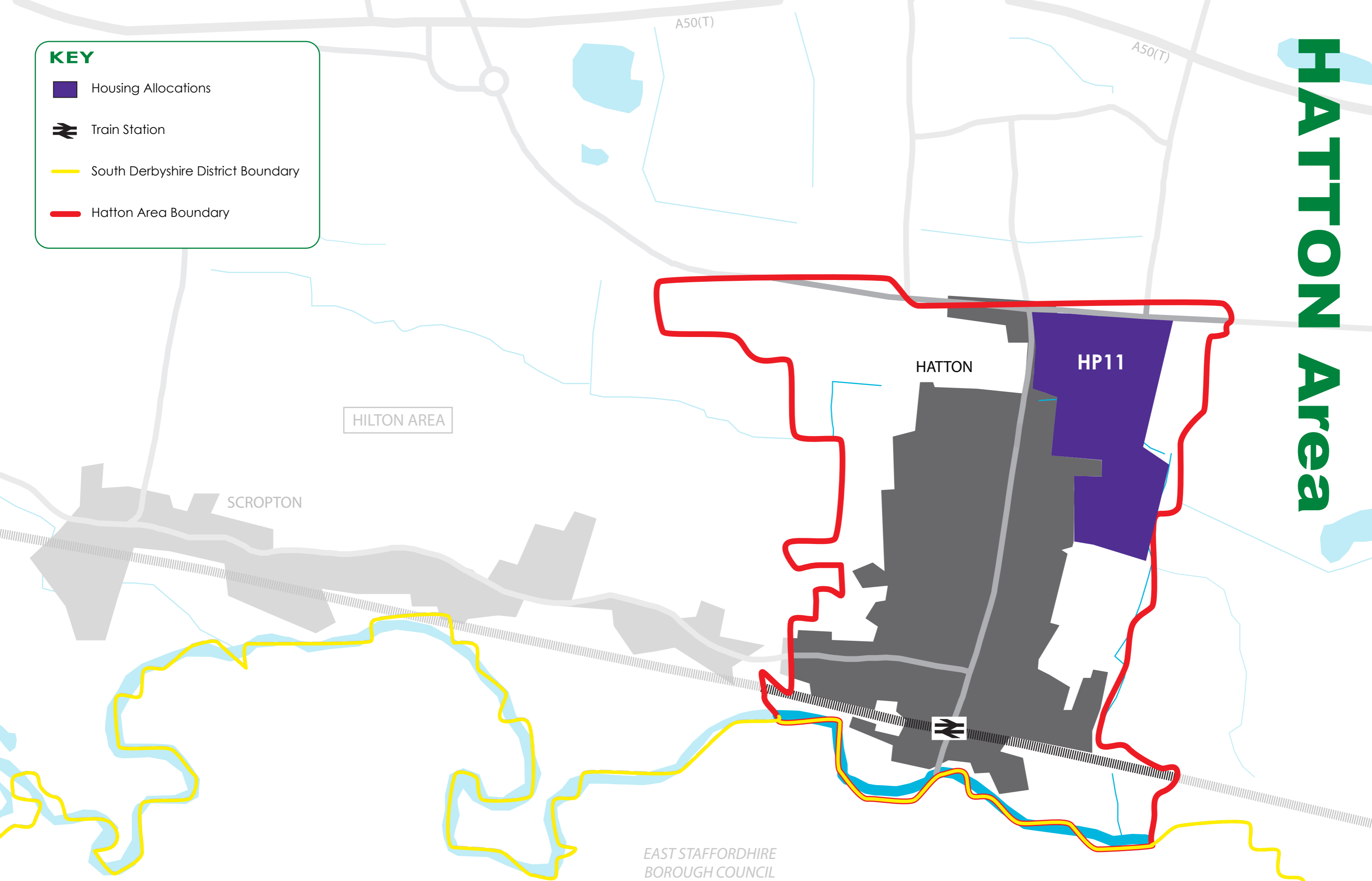
Environment

- *Enhance and expand green infrastructure, including improvements in the River Dove corridor.*
- *Contributions from development for continued maintenance of the flood alleviation works for the Lower River Dove catchment area.*

HATTON Area

KEY

-  Housing Allocations
-  Train Station
-  South Derbyshire District Boundary
-  Hatton Area Boundary



HATTON Area

HOUSING POLICY	HOUSING SITE
HP11	Land to the north east of Hatton



3

ETWALL AREA

Description

This predominantly rural area contains the Key Village of Etwall, a number of other smaller settlements and suburban development on the Derby fringe. The A38 passes to the east whilst the A50 and the Derby-Crewe railway line cross through the area which offers important transport infrastructure for the area. The River Dove passes through the southern part of the area, which has high flooding potential, although alleviation measures are currently being upgraded.

John Port Academy is a secondary school that is within the village and serves the wider surrounding area. The school is the largest school in Derbyshire and currently offers little spare capacity in terms of student numbers. Among the other facilities in the village are a leisure centre and library.

Toyota's UK assembly plant is situated at the A38/A50 junction which is the largest employer in the Etwall area. There is also a warehouse and distribution site within the areas. The presence of strategic transport infrastructure in the area has attracted significant interest from potential business investors.

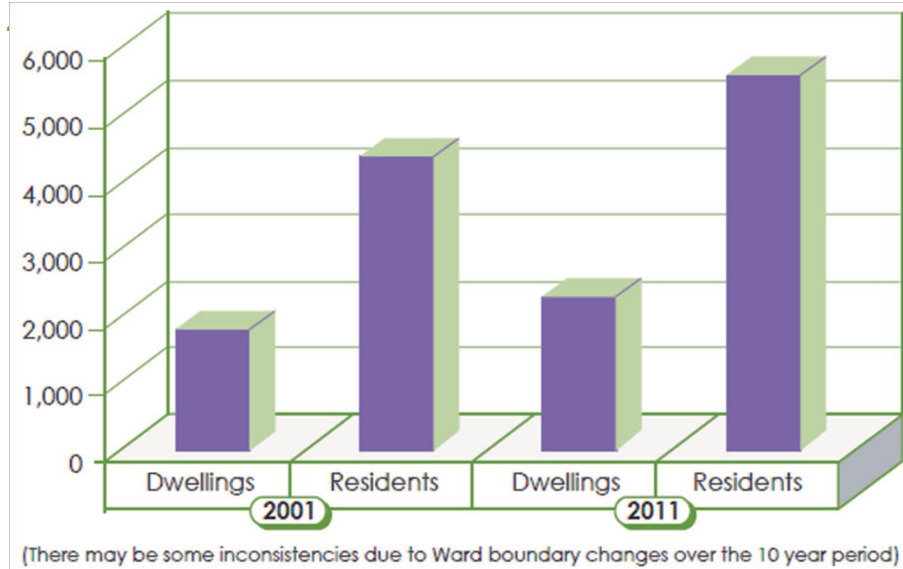
The area has seen new residential development over the past decade at the former Pastures Hospital site in Mickleover.

A number of cycle routes pass through the area including the Hilton to Mickleover multi-user greenway, National Cycle Route 53 and the Pennine Cycleway.

There are three conservation areas within the area at Etwall, Thurvaston and the length of the Trent and Mersey Canal. Radbourne Hall, set in the very much rural landscape to the northern part of the area, is a Grade 1 Listed Building.

Settlements in the rural north of the area are generally too small to support many services and facilities and are also poorly served by public transport, although a twice-weekly demand responsive bus service serves the area.

Etwall Area - Number of dwellings and residents in 2001 and



Vision

Protecting the rural character of the area whilst allowing for some housing development on the Derby fringe and small-scale growth elsewhere to meet local needs. Retaining established employers and allowing small scale farm diversification.

Objective 1: *Protect the rural character of the area.*

Objective 2: *Meet the housing needs of the area through some new strategic residential development on the Derby fringe and in Etwall.*

Objective 3: *Support the economic vitality of the area.*

Objective 4: *Improve accessibility by sustainable transport choices.*

Objective 5: *Protect heritage assets.*

Settlements in the area

Key Village: *Etwall*

Rural Villages: *Egginton, the former Pastures hospital site, Burnaston, Dalbury, Trusley, Thurvaston, Radbourne*

SUMMARY OF POLICIES:

Housing

- *Hackwood Farm – Mickleover – 290 dwellings*
- *Willington Road, Etwall – 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 - Newhouse Farm, Mickleover*

Employment

- *Allow for small scale farm diversification and appropriate tourist and leisure development.*

Transport

- *Expand cycleways and multi-user trails as part of a wider route network.*

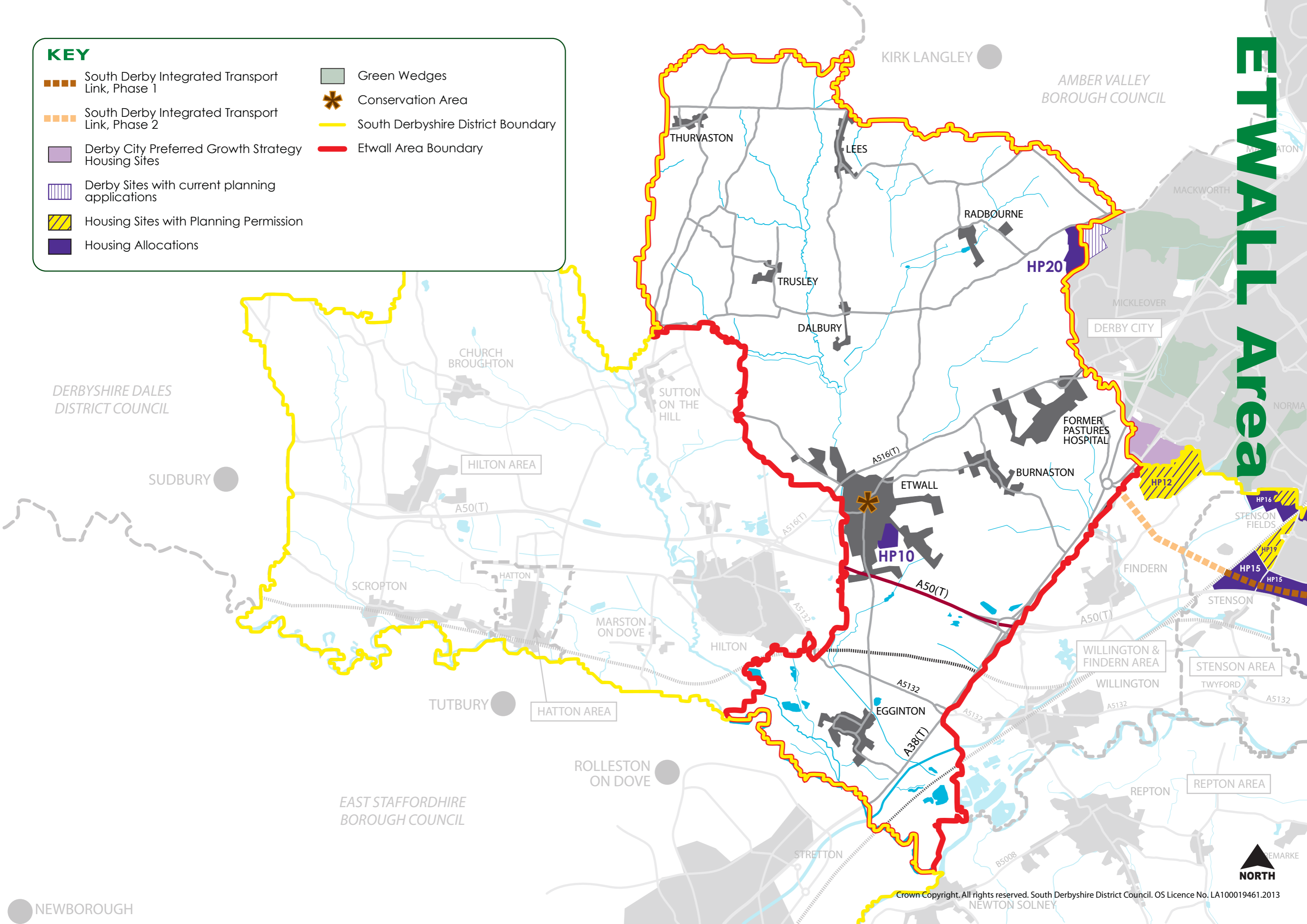
Environment

- *Enhance and expand green infrastructure, including the landscape and ecology corridors of the Trent and Mersey Canal and the Mickleover to Hilton Greenway.*
- *Protect the integrity of green wedges extending from Derby City.*

KEY

- South Derby Integrated Transport Link, Phase 1
- South Derby Integrated Transport Link, Phase 2
- Derby City Preferred Growth Strategy Housing Sites
- Derby Sites with current planning applications
- Housing Sites with Planning Permission
- Housing Allocations
- Green Wedges
- Conservation Area
- South Derbyshire District Boundary
- Etwall Area Boundary

Etwall Area



KIRK LANGLEY

AMBER VALLEY BOROUGH COUNCIL

DERBYSHIRE DALES DISTRICT COUNCIL

SUDBURY

EAST STAFFORDHIRE BOROUGH COUNCIL



NORTH

NEWBOROUGH

ETWALL Area

HOUSING POLICY	HOUSING SITE
HP20	Hackwood Farm
HP10	Willington Road, Etwall



4

WILLINGTON AREA

Description

The area is rural in character and contains the two key service villages of Willington and Findern. The A38 defines the western boundary, whilst the northern area borders the suburbs of Derby. The A50 crosses the area, with a multi-tier junction and roadside service area where it meets the A38.

The Derby-Birmingham railway line passes through, connecting to the Derby-Crewe line and Donington freight line. Willington benefits from the presence of a railway station, although services are relatively infrequent.

The Trent and Mersey canal, a conservation area, connects to the Mercia Marina, the largest inland marina in the country when first built. Part of the village of Willington is vulnerable to flooding from the River Trent, which represents the southern boundary of the area. Former gravel workings lie to the south west of Willington.

The most prominent features in the landscape are the former Willington Power Station cooling towers, which will be removed when a new gas fired power station is developed on the site.

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



Vision

Protect the rural character of the area whilst providing for housing growth on the southern fringe of Derby.

Objective 1: *Protect the rural character of the area.*

Objective 2: Provide for housing needs through development on the southern fringe of Derby.

Objective 3: Protect heritage assets.

Objective 4: Support local economic vitality.

Objective 5: Improve accessibility by sustainable modes.

Objective 6: Protect land that may be needed for the delivery of future highway infrastructure.

Settlements in the area

Key Villages: Willington, Findern

SUMMARY OF POLICIES:

Housing

- Sites with consent – Highfields Farm: Up to 1,200 dwellings.
- Further small scale residential sites may be identified in Part 2 of the Local Plan across the area guided by the Settlement Hierarchy.

Employment

- No strategic employment allocations, although the proposed new power station will generate some permanent employment and some 2,000 temporary jobs during the four year construction period.
- Allow for the provision of appropriate tourist accommodation and other facilities.
- Allow for small scale farm diversification.

Transport

- Establish cycleways and multi-user trails as part of a wider route network.
- Protect the indicative alignment of the South Derby Integrated Transport Link, Phase 2.

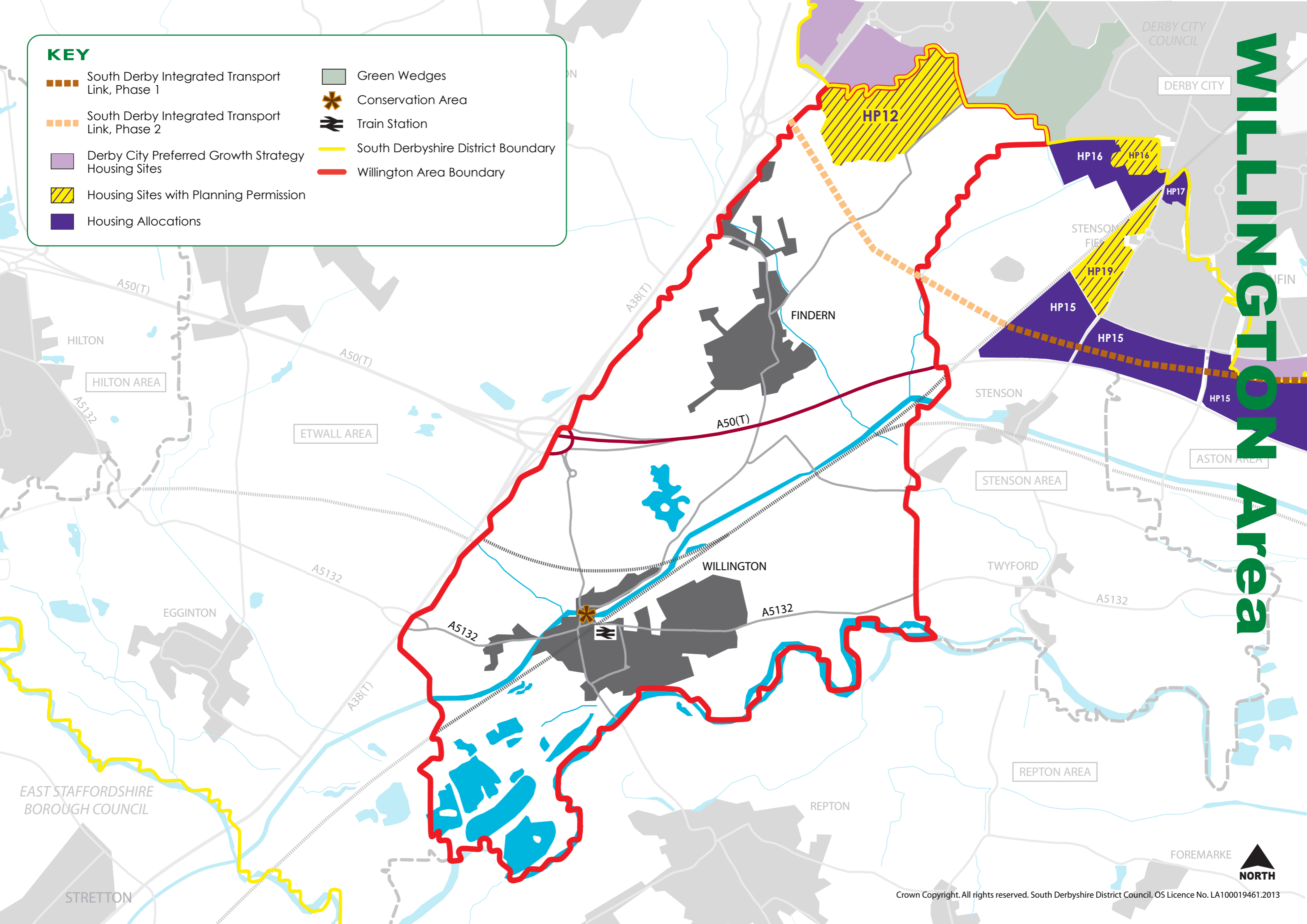
Green Infrastructure

- Protect the integrity of Derby City's Green Wedges through control of development within South Derbyshire.
- Protect and enhance green infrastructure, including Mercia Marina, Willington Wetlands and the landscape and ecology corridors of the Trent and Mersey Canal and the River Trent.

WILLINGTON Area

KEY

- South Derby Integrated Transport Link, Phase 1
- South Derby Integrated Transport Link, Phase 2
- Derby City Preferred Growth Strategy Housing Sites
- Housing Sites with Planning Permission
- Housing Allocations
- Green Wedges
- Conservation Area
- Train Station
- South Derbyshire District Boundary
- Willington Area Boundary



WILLINGTON Area

HOUSING POLICY	HOUSING SITE
HP12	Highfields Farm

