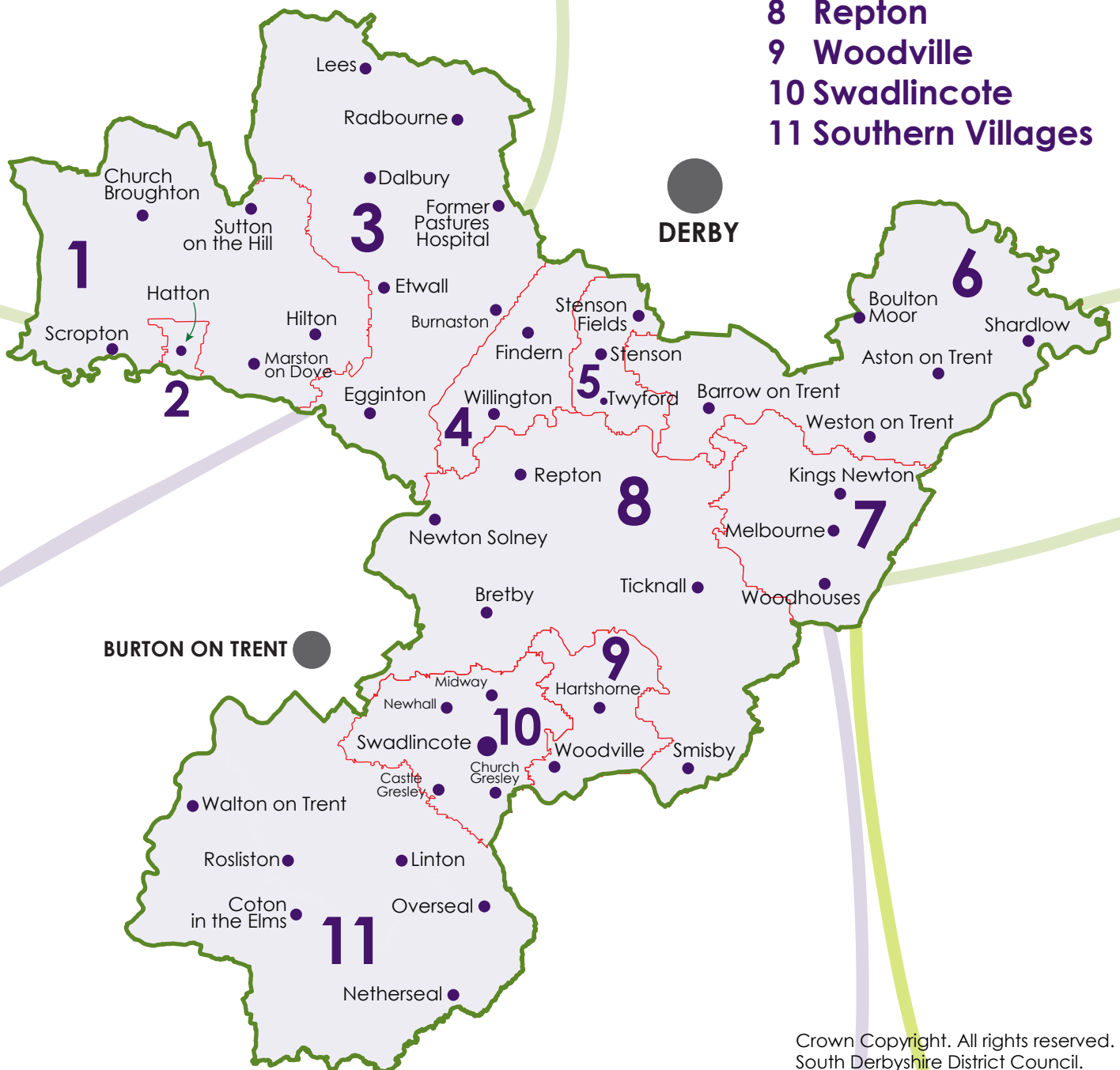


# Planning for Places

## INDEX MAP

- 1 Hilton
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- 5 Stenson
- 6 Aston
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# 5

# STENSON AREA

## Description

The area predominantly rural in character, but also includes suburban development on the fringe of Derby at Sinfin. The A50 crosses the area to the south of Sinfin, whilst the Birmingham-Derby passenger railway line passes to the west and the Donington freight railway line passes from west to east.

The Trent and Mersey Canal, a conservation area, also passes through the area, the pub and marina at Stenson Bubble being a popular local destination. A further conservation area has been designated at the small village of Twyford. The southern boundary of the area is largely defined by the River Trent.

The residential area at Sinfin is served by frequent bus services to Derby City Centre and local shopping services and facilities are available at the district centre, just within the city boundary. The main route into Derby is Stenson Road, which experiences congestion at peak times, particularly at the signal-controlled railway bridge. On the fringe of Sinfin, a new strategic housing development is currently under construction.

## Stenson 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

*Protect the rural character and heritage assets of the area whilst providing for housing growth on the Derby fringe.*

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

**Objective 2:** *Provide for housing development on the fringe of Sinfin.*

- Objective 3:** *Protect heritage assets*
- Objective 4:** *Support the economic vitality of the area.*
- Objective 5:** *Ensure the delivery of the South Derby Integrated Transport Link phase 1 to support new strategic development.*
- Objective 6:** *Protect land that may be needed to enable the future provision of the South Derby Integrated Transport Link, phase 2.*
- Objective 7:** *Improve accessibility by sustainable transport modes.*

## **Settlements in the area**

Urban Extension: Stenson Fields

Rural Village: Stenson, Twyford

## **SUMMARY OF POLICIES:**

### **Housing**

- Sites with consent – Primula Way: 145 dwellings
- Stenson Fields: 487 dwellings
- Wragley Way: 1,950 dwellings (1,180 of which are expected to come forward during the plan period. The site is also covered by the Aston Area)
- Primula Way: 366 dwellings
- Stenson Fields estate: 98 dwellings

### **Employment**

- Allow for the provision of appropriate tourist accommodation and other facilities.
- Allow for small scale farm diversification.

### **Transport**

- Protect land needed for the development of the South Derby Integrated Transport Link phase 1
- Protect land that may be needed to enable the future provision of the South Derby Integrated Transport Link Road phase 2.
- Protect land that may be needed to enable the future provision of a passenger railway station on the Derby-Birmingham railway line.
- Expand and improve local cycleways and multi-user trails as part of a wider route network.

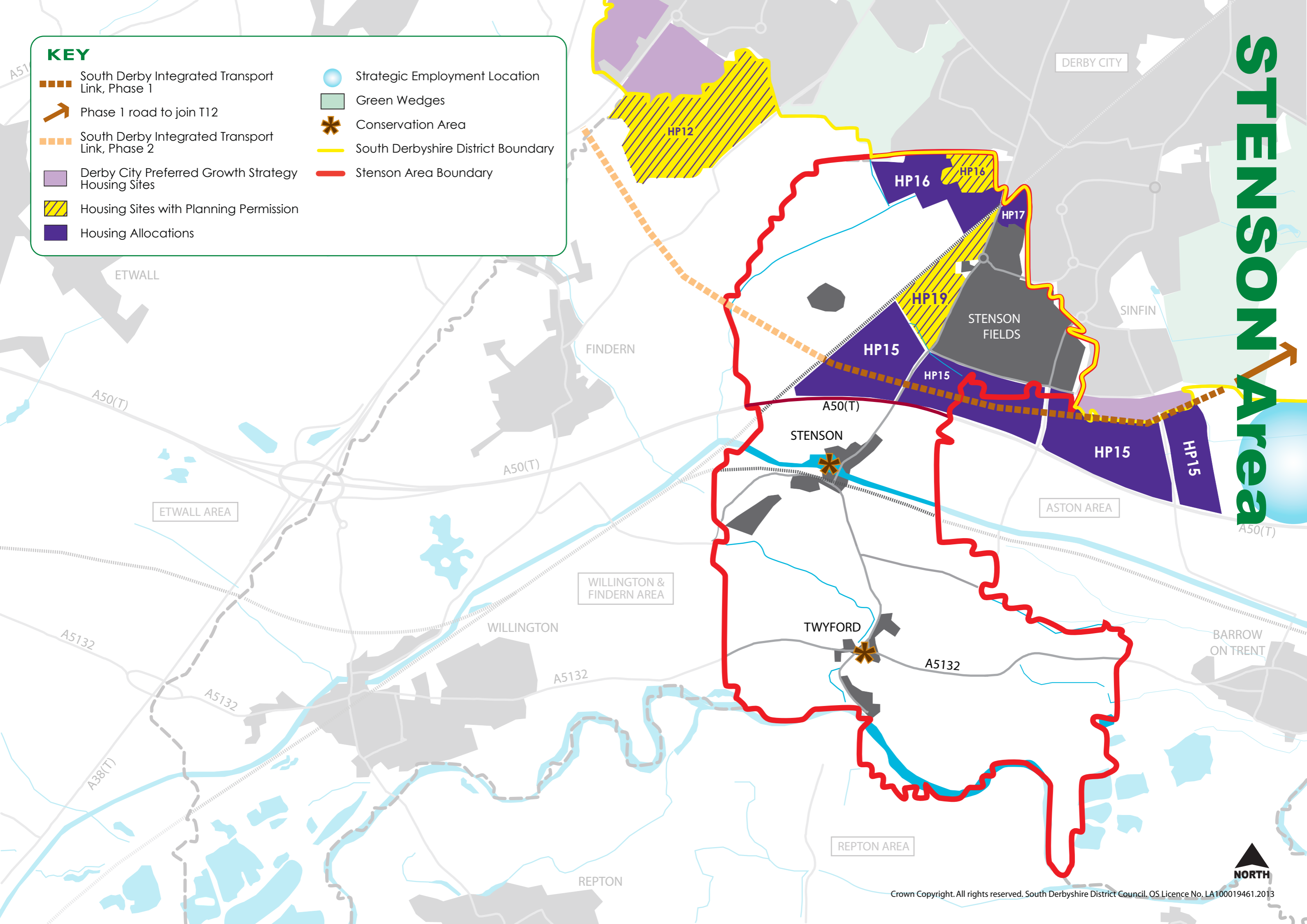
## **Green Infrastructure**

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

# STENSON Area

**KEY**

- South Derby Integrated Transport Link, Phase 1
- Phase 1 road to join T12
- South Derby Integrated Transport Link, Phase 2
- Derby City Preferred Growth Strategy Housing Sites
- Housing Sites with Planning Permission
- Housing Allocations
- Strategic Employment Location
- Green Wedges
- Conservation Area
- South Derbyshire District Boundary
- Stenson Area Boundary



# STENSON Area

HOUSING POLICY	HOUSING SITE
HP15	Wragley Way
HP16	Primula Way
HP17	Stenson Fields Estate
HP19	Stenson Fields



# 6

# 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**



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

## 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 Sinfin 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.*

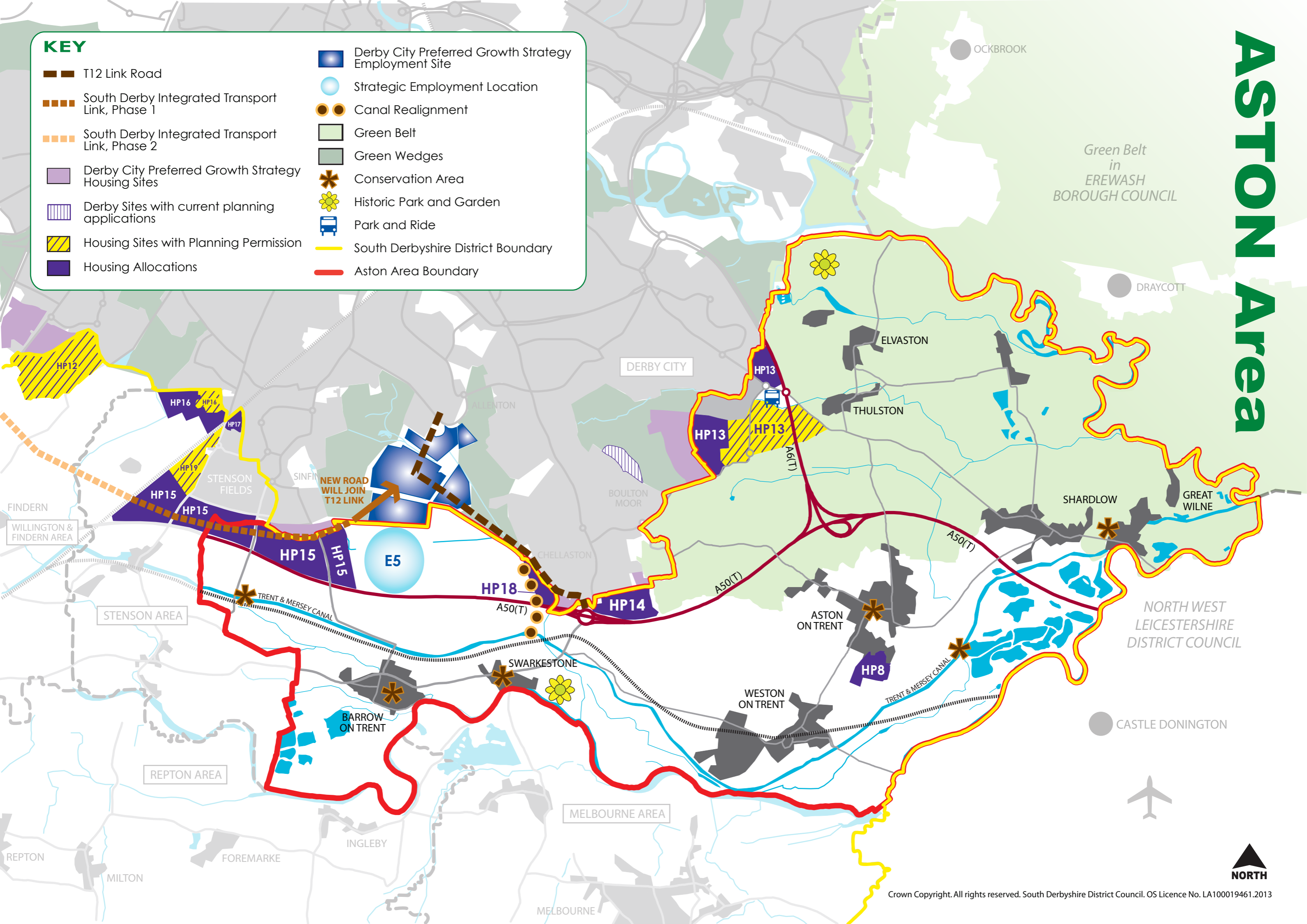
### **Green Belt:**

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

# ASTON Area

**KEY**

- T12 Link Road
- 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
- Derby City Preferred Growth Strategy Employment Site
- Strategic Employment Location
- Canal Realignment
- Green Belt
- Green Wedges
- Conservation Area
- Historic Park and Garden
- Park and Ride
- South Derbyshire District Boundary
- Aston Area Boundary



Green Belt in EREWASH BOROUGH COUNCIL

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL



# ASTON Area

HOUSING POLICY	HOUSING SITE
HP15	Wragley Way
HP18	Land off Holmleigh Way
HP14	Chellaston Fields
HP13	Boulton Moor Phase 1 Boulton Moor Phase 2 Boulton Moor Phase 3
HP8	Aston Hall Hospital, Aston on Trent
EMPLOYMENT POLICY	EMPLOYMENT SITE
E5	The Global Technology Cluster extension – safeguarded site for employment



# 7

# MELBOURNE AREA

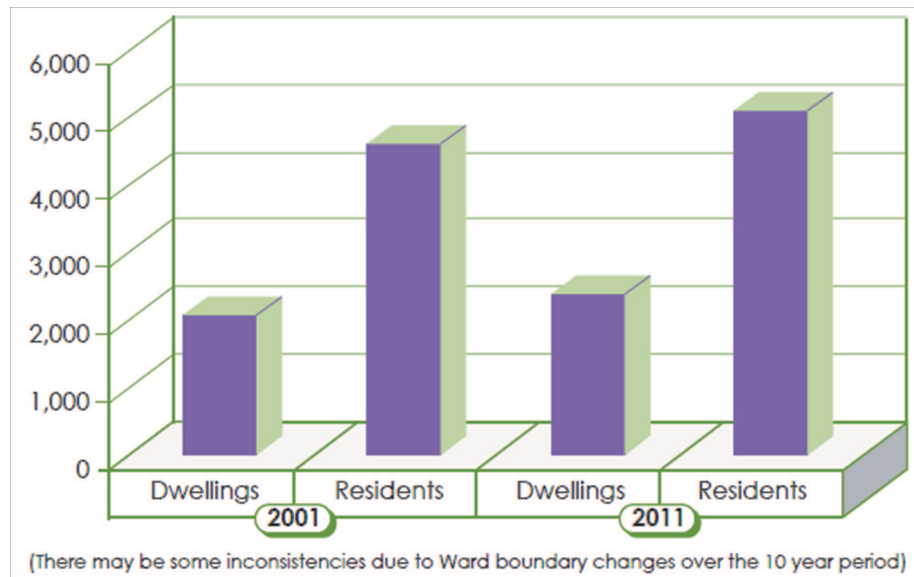
## Overview

The area is rural in character, containing the Key Service Village of Melbourne and a number of smaller settlements. It contains many heritage assets including numerous listed buildings, conservation areas at Melbourne and Stanton by Bridge and a historic park and garden at Melbourne Hall. The area lies partly within the National Forest and also contains the Staunton Harold Reservoir.

Melbourne contains the second most important shopping centre in the district and a small industrial estate. The area is also attractive to tourists. Close by, but beyond the South Derbyshire boundary, lays the important employment sites of East Midlands Airport and the East Midlands Distribution Centre.

The A514 connects Melbourne to Derby via the Swarkestone Causeway, a scheduled Ancient Monument that follows an alignment not suited to the volume and mix of traffic using it. Options have been considered for the development of an alternative route and the Derbyshire Local Transport Plan includes the proposal on a list of potential major schemes for further assessment. National Cycle Route 6 runs to the north east of Melbourne connecting to Derby and rural Leicestershire.

## Melbourne Area - Number of dwellings and residents in 2001 and 2011



## Vision

*To protect and enhance the rural character and heritage assets of the area, taking advantage of the presence of the National Forest, whilst maintaining the role of Melbourne as a Key Serviced Village.*

- Objective 1:** *Protect the rural character of the area.*
- Objective 2:** *Protect heritage assets and the historic character of the conservation areas.*
- Objective 3:** *Accommodate appropriate tourism and leisure facilities, taking advantage of the location of part of the area within the National Forest.*
- Objective 4:** *Protect the vitality and viability of Melbourne shopping centre.*
- Objective 5:** *Improve accessibility by sustainable transport modes.*
- Objective 6:** *Support the economic vitality of the area.*

## **Settlements in the area**

Key Village: Melbourne

Rural Villages: Stanton by Bridge, Kings Newton, Woodhouses

## **SUMMARY OF POLICIES:**

### **Housing**

- *No strategic scale growth proposed in the Melbourne Area.*
- *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 scale growth proposed*
- *Allow the provision of appropriate tourist accommodation and other facilities, taking advantage of the location of part of the area within the National Forest.*
- *Allow small scale farm diversification.*

### **Transport**

- *Continue the establishment of cycleways and multi-user trails as part of a wider route network.*

### **Environment**

- *Enhance and expand green infrastructure, taking advantage of the location of part of the area within the National Forest.*

## **Shopping**

- *Protect existing shopping and services within Melbourne town centre.*

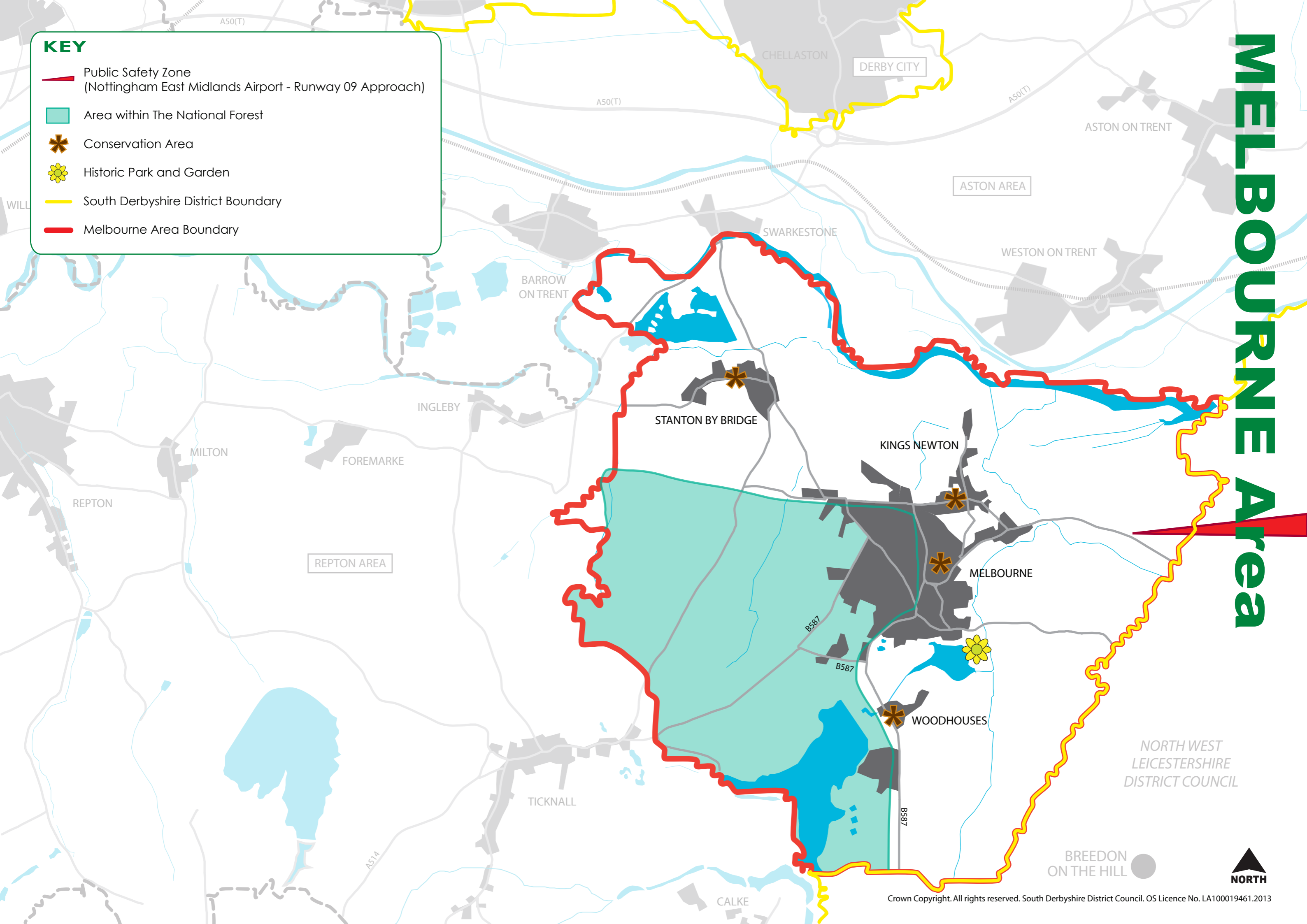
## **Leisure and Recreation**

- *Support new leisure, recreation and community development at Cockshut Lane and the Assembly Rooms.*

# MELBOURNE Area

**KEY**

- Public Safety Zone  
(Nottingham East Midlands Airport - Runway 09 Approach)
- Area within The National Forest
- Conservation Area
- Historic Park and Garden
- South Derbyshire District Boundary
- Melbourne Area Boundary



NORTH WEST  
LEICESTERSHIRE  
DISTRICT COUNCIL

BRETON  
ON THE HILL



# MELBOURNE Area

THERE ARE NO STRATEGIC HOUSING OR EMPLOYMENT POLICIES ASSOCIATED WITH THIS AREA

