LDF

core strategy

South Derbyshire
District Council
Planning Services

INVESTOR IN PEOPLE

South Derbyshire Local
Development Framework
(LDF)

Core Strategy
Topic Paper

Settlement
Hierarchy

South Derbyshire Changing for the better

Addendum

Linton village has moved from a Local Service Village to a Key Service Village following a recent planning inquiry.

16th October 2014

Contents

Appendix 1: Table to show the number of properties within each settlement

included within the settlement hierarchy

Appendix 2: List of services and facilities in each settlement

Purpose of Topic Paper

This paper provides further information regarding the settlement hierarchy policy included within the Local Plan Part 1.

Introduction

South Derbyshire is a predominantly rural District which adjoins the urban areas of Derby City to the north and Burton on Trent to the south east.

The main urban settlement within the District is Swadlincote, with a population of around 35,000. The next largest settlements are Melbourne and Hilton. The remainder of the District is predominantly rural with villages of varying size and function.

South Derbyshire's Local Plan Parts 1 & 2 will replace the 1998 Adopted Local Plan and set out the spatial strategy for the District up to 2028. A settlement hierarchy provides a means of managing growth through planning applications within each category of settlements.

Settlements provide a range of services and facilities for their inhabitants and those living beyond. Typically the bigger the settlement, the more services it provides. A settlement hierarchy policy can help achieve sustainable development by concentrating housing development in settlements which already have a range of facilities and services, though some development in settlements may help to maintain services and facilities where they exist even in a limited way.

Local Plan 2008- 2028

South Derbyshire District Council shares a functional Housing Market Area (HMA) with Amber Valley Borough Council and Derby City Council. In light of this the three authorities have worked on the production of their Local Plans in an aligned manner, particularly in relation to planning for future housing and employment growth.

The East Midlands Regional Spatial Strategy (RSS), revoked in April 2013, identified the number of dwellings South Derbyshire was to provide over the period of 2006 – 2026. Prior to and since this revocation, the HMA local authorities have undertaken work to objectively assess (in line with National Planning Policy Framework) the amount of housing required across the Derby HMA and how this should be divided between the three authority areas.

In South Derbyshire land for at least 13,454 dwellings will be allocated in Part 1 and 2 of the Local Plan. These will include a range of scales from strategic (over 100 dwellings) in the Part 1 and non-strategic (under 100 dwellings) in Part 2.

The settlement hierarchy will form part of the evidence base to allocate non-strategic sites through Part 2 alongside other policies and considerations that will also be taken into account. Not every settlement within each of the hierarchy categories will accommodate the same level of growth. The suitability of sites in the SHLAA will be assessed and the most appropriate will be taken forward. Planning applications will also be measured against the hierarchy to determine the suitability of proposals.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (March 2012) sets out national planning guidance. It states that the purpose of the planning system is to contribute to the achievement of "sustainable development", a term which encompasses three dimensions, to be addressed through the planning system:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

These factors need to be taken into account in the determination of a settlement hierarchy.

The NPPF does not provide specific guidance on the formation of a settlement hierarchy; however the following aspects of the NPPF are the most relevant to settlement strategy:

- Planning should "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable" (paragraph 17)
- "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby." (paragraph 55)
- "Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport" (paragraph 30)
- "Plans and decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised" (paragraph 34)
- "Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances". A list of circumstances is provided. (paragraph 55)
- Planning policies should "ensure an integrated approach to considering the location of housing, economic uses and community facilities and services." (paragraph 70)

The development of a settlement hierarchy is considered to be an appropriate approach to identifying settlements for growth and promoting sustainable development, by focusing

development were residents have opportunities to access service and facilities and use public transport in accordance with the NPPF.

Planning Practice Guidance

In March 2014 the National Planning Practice Guidance was published as practice guidance in support of the NPPF.

The National Planning Practice Guidance reiterates that Local Plans "should be based upon and reflect the presumption in favour of sustainable development" and recognises the importance of "issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements".

The guidance states that thriving rural communities in part depends on retaining local service and community facilities and that rural housing is essential to ensuing the viability of these local facilities.

The guidance goes on to add that in rural areas all settlements can play a role in delivering sustainable development and "blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence"

Other studies of note

Other studies of relevance to rural communities include:

Living Working Countryside – The Taylor Report (July 2008)

This report makes recommendations to Central Government on how the planning system can better support the sustainability of rural communities.

The report states that change is inevitable and that labour, housing, employment and services within villages and market towns are dependent upon each other. The right balance of housing and economic development is crucial for sustainable communities.

The report also highlights issues relating to services and facilities within rural communities. Villages that see little or no development "face becoming increasingly exclusive communities of the retired and of wealthy commuters travelling ever longer distances to work, losing their services like schools and shops, and with local jobs either lost, or serviced by people commuting in from larger towns."

State of the Countryside – The Commission for Rural England (2010)

The 2010 report found the following issues which correspond in the main with the 2008 report:
- Many service outlets tend to be in urban areas. Less than 19% of outlets for the majority of services are located in rural areas.
- Housing affordability issues in rural areas
- Rural areas of all types still have approximately 5% of households using dial-up.

- Over 70% of the England land area is used for agriculture whilst only 10% of the land is developed.
- Rural towns have relatively high access to many services such as Post Offices, Primary Schools, Pharmacies, GP surgeries and food shops, while other services such as hospitals and job centres are worse. Village, hamlet and isolated dwellings have lower levels of accessibility. However 60% of households have access to:
  - A GP within 4km
  - A primary School within 2km
  - A cash point within 4km
  - A petrol station within 4km
  - A pub or restaurant within 2km
- Since 2000 there has been an increase in the proportion or rural households which travel less than 4km to a cash point, GP surgery or supermarket. However since 2000 more rural households however have to travel greater distances to a job centre, petrol station, post office, secondary school and bank or building society.
- Rural areas lag behind urban areas in terms of coverage and downtime speed (time it takes to download content) of internet provision.
- Since 2000 average house prices in rural areas (except in town and fringe) are higher than urban area.
- In all areas since 2007 lower quartile housing affordability has fallen; however remain high in rural area, particularly in smaller settlements.

What we've been told about settlements?

Within the Options of Housing Growth consultation the three HMA authorities consulted on broad growth distribution options across the District in light of the revocation of the RSS (which restricted the location of housing development). Four options were identified as follows:

1. **Concentrate most development in and adjoining Derby City** - this would represent the Business As Usual Scenario, with most growth being located within or on the edge of Derby City with some strategic levels of growth accommodated in Swadlincote.
2. **A greater Role for Other Towns** - this option would see less significant growth on the edge of Derby with growth instead focused mainly on Swadlincote with only modest levels of growth in villages to meet local need.
3. **A greater role for rural settlements** - this option would see the Districts villages accommodate maximum growth.
4. **A new settlement(s**) - to locate strategic growth in a new settlement or settlements.

Overall 103 responses were received. Option 1 and 2 received the most support (27 and 33 responses respectively) followed by option 3 (22 responses). Only 11 respondees considered that growth should be targeted to a new settlement(s).

Sustainability Appraisal (SA)

The SA considered the four housing distribution options listed above with a further option appraised that was suggested through the consultation Options for Housing Growth. This further option (option 5) was for a greater role for Burton on Trent so essentially a variant on option 1.

The SA stated that all options had their advantages and disadvantages. However Option 1 (concentrate development in and adjoining Derby City) was selected as it was considered to represent the strategy that would best meet needs in a way that would support regeneration and prosperity across South Derbyshire.

In further detail option one would:

- Help meet the needs of Derby and provide choice for South Derbyshire residents to live within easy reach of the City, assisting in the sustainability of services and facilities in Derby and ensure that a substantial number of new households are within easy reach of a range of employment opportunities;
- Allow a significant amount of growth to support strong growth and regeneration in and around Swadlincote;
- Allow notable levels of development in key villages where there would be community benefits in doing so and other locations where there would be a sustainable reuse of previously developed land, such as Drakleow Park (adjacent to Burton on Trent);
- Allow notable growth in other villages and smaller settlements on a scale appropriate to their role and characteristics.

The SA concluded that Option 2 would perform better against a number of SA objectives than Option 1, but that these benefits would arise only from the delivery of one site between Woodville and Swadlincote. Evidence suggested that the level of growth associated with Option 2 would not be deliverable due to the capacity of the local infrastructure. Additionally, Greenbelt, to the west of Swadlincote, and the Leicestershire boundary, to the south east, would make suitable growth difficult.

It was concluded that Option 3 would result in significant impacts on schools, transport infrastructure and other local services and facilities, whilst Option 4 would not make the best use of existing infrastructure and would require a substantial amount of new infrastructure, which may not be deliverable with the scale of growth proposed.

Option 5 generally performed the same as options 1-3 however, the Council did not consider it appropriate to identify strategic sites (other than Drakelow Park which will regenerate a large brownfield site) on the edge of Burton on Trent, due to the poor connectivity of sites to Burton and Swadlincote and the effects of additional large scale growth in combination with development already proposed by East Staffordshire Borough Council. There is also the Burton – Swadlincote Greenbelt to consider that would restrict much growth to the east of Burton.

Methodology

To produce a settlement hierarchy, the starting point was to set the criteria to be used in determining which settlements to include. One option was to include settlements based on their population size. The 2011 Census data however did not provide information on the population of individual settlements. Population figures are available based on Wards or Super Output Areas which did not fit village boundaries and, in some instances, included more than one village. Another option was to use the Council's electoral roll to identify the number of properties and constituents within each Polling District. The Polling Districts however did not fit the boundaries of individual settlements and in some instances included more than one village.

South Derbyshire's GIS mapping system was therefore used to identify the number of dwellings present within each settlement.   All settlements were included, with the initial list being derived from the 1998 Local Plan, the replacement Local Plan (subsequently withdrawn), local knowledge and a desktop study.

In terms of the smaller settlement then the Oxford English dictionary definition of a hamlet has been used for the purpose of this study which is: "a small settlement, generally one smaller than a village, and strictly (in Britain) one without a church".[1]

Settlements within the hierarchy were included on the basis that they had a compact group (adjacent houses or only minor gaps in-between) of 25 or more dwellings. This method provided a means of assessing the size of settlements without using population statistics. Using the definition of a hamlet, it was decided that unless they contained a church, settlements with 24 dwellings or fewer could not provide the services and facilities needed to support substantive development and would not be analysed any further. Settlements with 24 dwellings or fewer, but which contained churches, include Caldwell, Dalbury, Foremark, Long Lane, Marston on Dove, Radbourne, Trusley and Twyford.[2]

Since Burton- on- Trent and Derby City are outside the administrative area of South Derbyshire, the District Council does not hold GIS information on the number of dwellings contained within them. However, as large urban areas, both were included in the study. The population of each urban area from the 2011 Census data was:

- Burton on Trent: 66,000
- Derby: 248,752

A total of 54 settlements have been included within the settlement hierarchy. Appendix 1 shows the number of dwellings within each.

The services and facilities taken into account in preparing the settlement hierarchy are shown in Table 3. While there are other services and facilities which can also contribute to sustainable communities, those chosen were considered to make a key contribution to sustainability and were based around the principles of the NPPF, as outlined in the table below:

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[1] Definition obtained from the below web link:
http://www.oxforddictionaries.com/definition/english/hamlet#hamlet
[2] In some instances a settlements church may not be within the settlement boundary as defined within the adopted 1998 Local Plan. However if the church is adjacent to the settlement boundary or in close proximity to a group of dwellings (for those settlements without a settlement boundary), (for the purpose of this study) the settlement is considered to have a church.

NPPF	Sustainability Indicator Used

• Planning should "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable" (paragraph 17)
• "Plans and decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised" (paragraph 34)
	• Public Transport
	  ○ Bus service
	  ○ Rail station

• "The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities" (paragraph 72)	• Primary School
• "Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities" (paragraph 73)	• Indoor and outdoor leisure

• " To deliver social, recreation and cultural facilities and services the community needs, planning policies and decisions should:
  ○ Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
  ○ Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the communities ability to meet its day to day needs;"
  ○ "Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services." (paragraph 70)
	• Convenience Store
	• Community Centre/Village Hall
	• Public House
	• Library Service

• "Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services" (paragraph 70)	• Access to employment
• "There are three dimensions to sustainable development: economic social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:" ○ "a social role - supporting strong, vibrant and healthy communities, but providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;" (paragraph 7)	• Doctors • Dentists

Table 2: NPPF Principles

A survey[3] was undertaken to determine the presence within settlements of the facilities and services listed in the table below[4]:

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[3] This survey was undertaken by a desktop study and site visits.
[4] The District Council is aware that some services and facilities cater for a wider area than just one settlement for example village halls. However, for the purpose of this study, the service/facility will only be counted for the settlement it is within.

Criteria	Description
Convenience shop (capable of fulfilling day to day requirements)	Important in determining the sustainability of a settlement and for day to day needs, particularly for those without access to private transport. Data source: Site visits
Bus Service (hourly or better)	Provides residents with opportunity to travel to alterative locations by public transport. This is particular important for those without access to private transport. For settlements to be considered to have a bus service within the settlement hierarchy, the service must be hourly or better for the majority of the day in the working week. Data source: http://www.derbyshire.gov.uk/transport_roads/public_transport/timetables/default.asp?VD=buses
Community Centre/Village Hall	Provides a location for community activities and events and a base for local organisations. Data source: Site visits and internal information contained by South Derbyshire District Council democratic services.
Primary School	Play an important role in most settlements. They reduce the need for children to travel long distances to school and, where possible, are within walking distances for children. Only publically funded schools are considered in this study as they are available to all. Data source: http://schoolsfinder.direct.gov.uk
Doctors	Access to doctors is important for health needs. Easy access is important for those without private transport or struggle to use public transport. Data source: The NHS Service Directory: http://www.nhs.uk/service-search
Dentists	Access to dentists is important for health needs. Easy access is important for those without private transport or find using public transport difficult. Data source: The NHS Service Directory: http://www.nhs.uk/service-search
Railway Service	Provides residents with opportunity to travel to alterative locations by public transport. Data source: http://www.nationalrail.co.uk/times_fares/timetables.aspx
Indoor and Outdoor Leisure	Provides recreational facilities and community infrastructure. Indoor leisure includes: Leisure centres, swimming pools and indoor bowls. Outdoor leisure includes: Recreational grounds, football, tennis and cricket pitches, and skate parks[5] Data source: Site visits and http://www.south-derbys.gov.uk/leisure_culture_and_tourism/leisure_in_your_area/default.asp
Post Office	Have traditionally provided a valuable service to rural communities. They provide a

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[5] For indoor and outdoor facilities, those that are adjacent to the settlement have been included.

	range of financial and communication services. Data source: Site surveys and http://www.postoffice.co.uk/branch-finder
Public House	Provide residents with a place to socialise. Pubs can often act as a focal point of a community. Data source: Site visits and http://www.beerintheevening.com/ http://www.pubinnguide.co.uk/
Library Service (including mobile service)	Provides an affordable access to literature and other media services and supports education. Derbyshire County Council run one mobile library that visits villages without a permanent library. Data Source: http://www.derbyshire.gov.uk/leisure/libraries/find_your_local_library/default.asp
Employment	Local employment opportunities may reduce peoples need to travel by motor vehicle. Due to the rural nature of the District, the majority of settlements outside Swadlincote will not have a large amount of employment provision other than small scale employment such as staff within local shops, schools etc. Therefore to assess settlements access to employment, employment provision of over 1000sqm within 2km[6] of a settlement was assessed. Data Source: This information was collected from South Derbyshire's GIS mapping system.

Table 3: Settlement Hierarchy criteria

Secondary school provision is excluded from the settlement hierarchy criteria. Only four secondary schools exist within South Derbyshire across two settlements, three within Swadlincote and one within Etwall. They provide for a wide catchment area and all young adults within the District will be covered by a secondary school catchment area. Children should live in close proximity to a primary school, due to primary school children's age and the guidelines set out by the Department of Education for distances for primary school pupils to travel.

Appendix 2 shows the services and facilities within each of the 54 settlements surveyed.

Levels of settlements

Various patterns have emerged by analysing the facilities and services available within the settlements. This has provided the basis for categorising settlements to reflect their functional role and the services and facilities available. In general terms the settlements best able to cater for growth will be those with the greatest services and facilities.

At the top of the hierarchy are the settlements that fulfil the most functions. They are the most accessible by sustainable modes of transport, contain the most facilities and services and are

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[6] Guidelines for Providing Journeys on Foot (2000) indicate that the maximum commuting distance for journeys on foot is 2 km.

therefore capable in principle of accommodating the greatest level of growth. The least accessible settlements with the fewest services and facilities are only capable of supporting limited growth.

On this basis five settlement categories have been identified, as follows:

Urban Areas: These locations are adjacent to Swadlincote and two large scale urban areas within neighbouring authorities. They provide a range of higher order facilities and services and will be widely accessible by public transport. A large proportion of the Districts growth will be located within this category. To qualify as an urban area, settlements must have a wide range of higher order facilities and services and a large population.

Key Service Villages: These are usually large and contain a wide range of services and facilities. To qualify they must have a bus service and a convenience store plus at least seven other services. They are considered to be the most sustainable locations for development outside of the urban areas.

Local Service Villages: Usually mid-size villages with some services and facilities, but fewer than the Key Service Villages. To qualify, settlements must have a bus service or a convenience store and at least five other services[7]. They could benefit from development of a local scale, but not the level of growth envisaged for Key Service Villages.

Rural Villages: Typically have a small population and limited services and facilities. They cannot be classified as sustainable settlements and are therefore unsuitable for development of any significant scale.

Rural Areas: Settlements with a very small population and limited or no services and facilities. They can include areas of ribbon development. Rural areas have not been assessed within the settlement hierarchy due to their population size (number of dwellings within the settlement) and do not contain enough services and facilities to be considered sustainable.

Whilst the services against which the settlements have been measured they have not been weighted as such, greater precedence has been given to two services: the convenience store and a bus service. These services carry more priority as they are considered to be an essential start for a sustainable community. A convenience store ensures that day to day needs are met and a good bus service ensures that residents have access to wide range of services and facilities outside their settlement and reduces the need to travel by car. These two services, plus seven others, are required for a settlement to be identified as a Key Service Village. The availability of a bus service or convenience store and at least five other services are required for settlements to be identified as a Local Service Village.

South Derbyshire is rural in nature. Due to this the majority of settlements have limited employment provision/opportunity and therefore people need to travel to work. Public transport helps provide access to employment opportunities elsewhere.

The table on the next page shows which settlements are located within each category of the hierarchy.

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[7] If a settlement has a bus service and a convenience store, for Local Service Villages, one of these services can count towards one of the five other services required to qualify as a Local Service Village.

Table 4: Settlement locations within each category of the hierarchy and the qualifying criteria

	Urban Areas	Key Service Villages	Local Service Villages	Rural Villages		Rural Areas
Settlements	Swadlincote incl Woodville Burton on Trent (East Staffordshire) City of Derby	Aston on Trent Etwall Hatton Hilton Linton Melbourne Overseal Repton Shardlow Willington	Coton in the Elms Findern Hartshorne Mount Pleasant Netherseal Newton Solney Rosliston Ticknall Weston on Trent	Ambaston Barrow upon Trent Bretby Burnaston Caldwell Church Broughton Coton Park Dalbury Drakelow Village Egginton Elvaston Foremark Foston Ingleby Kings Newton Lees	Long Lane Lullington Marston on Dove Milton Radbourne Scropton Smisby Stanton Stanton by Bridge Sutton on the Hill Swarketstone Thulston Trusley Twyford Walton on Trent	Other rural areas includes (but not exclusive to) the following settlements: Bearwardcote Great Wilne Osleston Stenson Thurvaston Woodhouses
Qualifying Criteria	Wide range of higher order facilities and services	Bus service and convenience store plus at least 7 other services	Bus service or convenience store and at least 5 other services[8]	Limited services and facilities		Limited or no services and facilities

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[8] If a settlement has a bus service and a convenience store, for Local Service Villages, one of these services can count towards one of the five other services required to qualify as a Local Service Village.

Scale of Development

The scale of development for settlements will be guided by its grouping within the settlement hierarchy. The largest settlements with the most services and facilities are the most sustainable and the largest amount of growth will be promoted within these settlements. Within small settlements with limited services and facilities, small scale growth will be promoted. Further explanation of the scale of development proposed within each category is given below.

Urban Areas have been identified as the most sustainable locations for proposed allocations. They have the largest population, the most services and facilities and have been subject to review in the Sustainability Appraisal. Development of all scale will be allowed within the Urban Areas. Exception sites on the edge of these areas will be allowed as affordable[9] or cross subsidy[10] sites of up to 25 dwellings. The Local Plan Part 1 allocates large scale growth around Swadlincote, the edge of Derby and Burton on Trent.

In regard to villages, the scale of development within the settlement hierarchy will ensure that growth is focused in sustainable villages. This will ensure that homes are located close to existing services and facilities and reduce the need to travel long distances. This could also ensure that homes are well related to jobs, helping to strengthen rural economies and enhance the viability of existing urban and village centres.

Key Service Villages are considered to be the most sustainable settlements outside of urban areas and can therefore accommodate a scale of growth up to and including strategic sites (100 dwellings plus). They have the most services and facilities and as a general rule are the larger villages within the District. Exception sites on the edge of these defined settlement confines will be allowed as affordable or cross subsidy exception sites up to 25 dwellings. Development with Local Service Villages will consist of non-strategic allocations. In addition affordable or cross subsidy exception sites on the edge of these defined settlement confines will be allowed of up to 15 dwellings. These villages will benefit from some growth, however cannot sustainably accommodate the scale of growth envisaged for Key Service Villages.

Development within Rural Villages will consist of non-strategic allocations (under 100 dwellings). In addition affordable or cross subsidy exception sites of us to 12 dwellings will be allowed on the edge of these defined settlement confines will be allowed of up to 12 dwellings. Small scale growth in Rural Settlements could help to support the existing services and facilities, allowing them to grow sustainably.

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[9] Affordable housing exception sites are: sites which would not normally secure planning permission for housing. However is allowed for development solely for affordable housing.

[10] Cross subsidy exception sites are: sites that would not usually secure planning permission for housing however policy allows for development of the site for both private sale and affordable housing (the private homes give the developer the profit to help pay for the affordable housing), which otherwise would not be released for market housing.

Development of limited infill and conversions of existing buildings will be acceptable within Rural Areas. Rural areas are small scale settlements and cannot sustainably accommodate growth beyond a few dwellings.

It is assumed that around 600 dwellings will be allocated across non-strategic sites in Part 2 of the Local Plan between the Urban Areas (200 dwellings), Key Service Villages/Local Service Villages (300 dwellings) and Rural Villages (100 dwellings).

It is assumed that windfall sites will occur across all of the Settlement Hierarchy categories over the plan period.

As previously mentioned, in addition to the Settlement Hierarchy, other factors and policies will be taken into account when allocating sites for housing development. Due to this, not every settlement within each category of the hierarchy will accommodate the same level of growth.

Settlement Boundaries

Settlement boundaries will be reviewed as part of the Local Plan Part 2. Many of the boundaries will need to be changed considerably to reflect growth that has occurred within the settlements since they were established for the 1998 Local Plan and also to take account of new housing and employment allocations. Others will have seen little growth and changes will therefore be minor. Boundaries will be removed where they no longer serve a useful purpose. Likewise, new settlement boundaries will be established where it is considered appropriate to do so.

Appendix 1: Table to show the number of properties within each settlement included within the settlement hierarchy

Settlement	Estimated number of dwellings in settlement
Aston on Trent	845
Ambaston	47
Barrow on Trent	194
Bretby	38
Burnsaton	62
Caldwell	29
Church Broughton	129
Coton in the Elms	377
Coton Park	110
Dalbury	9
Drakelow Village	37
Egginton	191
Elvaston	50
Etwall	1058
Findern	650
Foremark	24
Hartshorne	309
Hatton	1177
Hilton	3017

Settlement	Estimated number of dwellings in settlement
Foston	25
Ingleby	29
Kings Newton	89
Lees	66
Linton	708
Long Lane	18
Lullington	41
Marston on Dove	8
Melbourne	2048
Milton	62
Mount Pleasant (Castle Gresley)	586
Netherseal	311
Newton Solney	174
Overseal	877
Radbourne	16
Repton	869
Rosliston	243
Scropton	42
Shardlow	1032
Stanton	190
Stanton by Bridge	79
Smisby	71
Sutton on the Hill	34

Settlement	Estimated number of dwellings in settlement
Swadlincote including Woodville	17055
Swarkestone	55
Ticknall	211
Thulston	108
Trusley	11
Twyford	7
Walton on Trent	369
Weston on Trent	262
Willington	1044

Settlement Hierarchy Service List

	Bus Service (hourly or better)	Convenience shop	Primary School (Public)	Community Centre/Village Hall	Doctors	Dentist	Business and Industry > 1,000 sqm gross	Indoor or Outdoor Leisure	Post Office	Public House	Library Service	Library or Mobile	Railway Service
Ambaston	No	No	No	No	No	No	No	No	No	No	Yes	Mobile	No
Aston on Trent	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Mobile	No
Barrow upon Trent	No	No	Yes	Yes	No	No	Yes	Yes	No	No	Yes	Mobile	No
Bretby	No	No	No	Yes	No	No	Yes	No	No	No	Yes	Mobile	No
Burnaston	No	No	No	Yes	No	No	No	No	No	No	Yes	Mobile	No
Burton on Trent	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Library Building	Yes
Caldwell	No	No	No	No	No	No	No	No	No	No	Yes	Mobile	No
Church Broughton	No	No	Yes	No	No	No	Yes	Yes	No	Yes	Yes	Mobile	No
Coton in the Elms	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	Yes	Mobile	No
Coton Park	No	No	No	No	No	No	No	Yes	No	No	No		No
Dalbury	No	No	No	No	No	No	No	No	No	No	No		No
Derby	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Library Building	Yes
Drakelow Village	No	No	No	No	No	No	Yes	No	No	No	Yes	Mobile	No
Egginton	Yes	No	Yes	Yes	No	No	No	Yes	No	No	Yes	Mobile	No
Elvaston	No	No	No	Yes	No	No	No	Yes	No	No	Yes	Mobile	No
Etwall	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Library Building	No
Findern	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	No	Yes	Mobile	No
Foremark	No	No	No	No	No	No	No	No	No	No	Yes	Mobile	No
Foston	Yes	No	No	No	No	No	Yes	No	No	No	Yes	Mobile	No
Hartshorne	Yes	No	Yes	Yes	No	No	No	Yes	No	Yes	Yes	Mobile	No
Hatton	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Mobile	Yes
Hilton	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Mobile	No
Ingleby	No	No	No	Yes	No	No	No	No	No	Yes	No		No
Kings Newton	Yes	No	No	No	No	No	Yes	Yes	No	Yes	No		
Lees	No	No	No	Yes	No	No	No	No	No	No	Yes	Mobile	No
Linton	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Mobile	No
Long Lane	No	No	Yes	No	No	No	No	No	No	No	Yes	Mobile	No
Lullington	No	No	No	Yes	No	No	No	Yes	No	Yes	Yes	Mobile	No
Marston on Dove	No	No	No	No	No	No	No	No	No	No	Yes	Mobile	No
Melbourne	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Library Building	No
Milton	No	No	No	Yes	No	No	No	No	No	No	Yes	Mobile	No
Mount Pleasant	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Mobile	No
Netherseal	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Mobile	No
Newton Solney	Yes	No	Yes	Yes	No	No	No	Yes	No	Yes	Yes	Mobile	No
Overseal	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Mobile	No
Radbourne	No	No	No	No	No	No	No	No	No	No	Yes	Mobile	No
Repton	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Mobile	No
Rosliston	No	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Mobile	No
Scropton	No	No	No	Yes	No	No	Yes	No	No	Yes	Yes	Mobile	No
Shardlow	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Mobile	No
Smisby	No	No	No	Yes	No	No	Yes	Yes	No	Yes	No		No
Stanton	Yes	No	Yes	Yes	No	No	Yes	No	No	No	Yes	Mobile	No
Stanton by Bridge	Yes	No	No	No	No	No	No	No	No	No	Yes	Mobile	No
Sutton on the Hill	No	No	No	Yes	No	No	No	Yes	No	No	Yes	Mobile	No
Swadlincote	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Library Building	No
Swarkestone	Yes	Yes	No	No	No	No	No	Yes	No	Yes	Yes	Mobile	No
Thulston	No	No	No	No	No	No	No	No	No	Yes	No		No
Ticknall	Yes	Yes	No	Yes	No	No	No	Yes	No	Yes	Yes	Mobile	No
Trusley	No	No	No	No	No	No	No	No	No	No	Yes	Mobile	No
Twyford	No	No	No	No	No	No	Yes	No	No	No	No		No
Walton on Trent	No	No	Yes	Yes	No	No	Yes	Yes	No	Yes	Yes	Mobile	No
Weston on Trent	Yes	No	Yes	Yes	No	No	No	Yes	No	Yes	Yes	Mobile	No
Willington	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Mobile	Yes
Woodville	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Library Building	No

Note: Hartshorne is not considered to have a post office for the purpose of this settlement hierarchy. However, a mobile Post Office service is available within Hartshorne one morning a week.