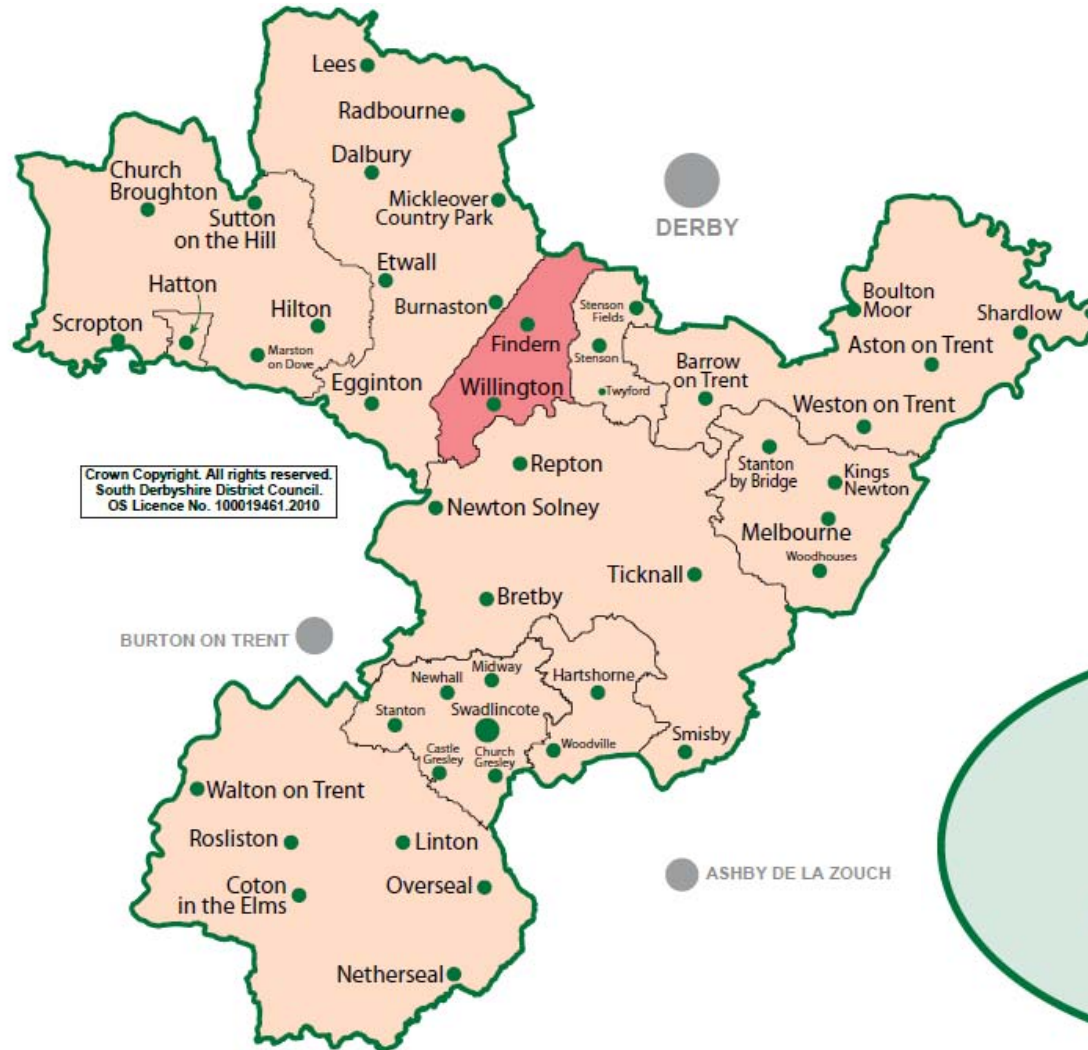
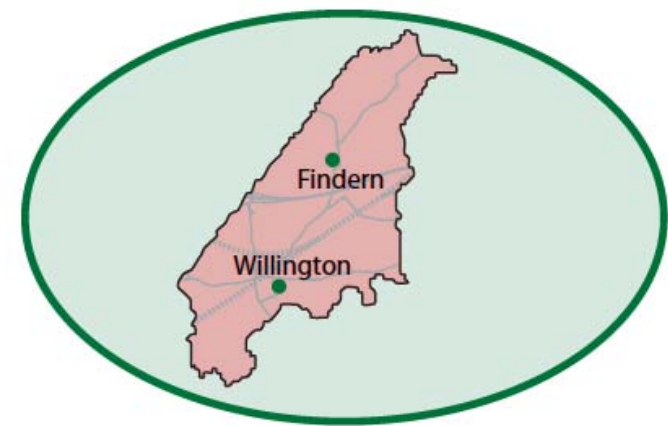


# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*



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# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## COMMUNITY SUMMARY



The population of Willington has increased by less than 3% since 2001 compared to population growth of 13% District-wide. This is partly because the southern part of this area lies within an area of high flood risk, and partly because planning policy seeks to protect rural and countryside locations from some forms of development such as large-scale housing and commercial developments.



Housing and employment growth has been relatively limited in Willington and Findern in recent years, however, Willington in particular has seen significant pressure for other types of development. Recently completed developments include Mercia Marina and the Extra Service Area on the A38 and A50 interchange. Planning applications have been submitted or are pending for a new gas fired power station on the site of the former power station and for minerals extraction at Potlocks Farm. The Secretary of State dismissed an application for a large commercial warehousing development at Burnaston Cross (opposite the new service area) in 2010. Away from the villages 1,200 new homes are permitted in this area immediately adjacent to Derby City at Highfields Farm.



Both Willington and Findern are dormitory settlements with many residents travelling to Toyota (just outside of this area) Derby or beyond to access employment. There is no large supermarket, banks, built leisure facilities or secondary school in either village.



Residents in this area are more likely to be educated to degree level or higher (compared to most other parts of the District) and in turn are more likely to work as managers and senior officials, associate technical and professional occupations or administrative and secretarial roles. There is no up to date income data for this area although historical data indicates that household income in this area is around 20% higher than the East Midlands average, which is presently £600 per week. There are low to moderate levels of deprivation in this area. Life expectancy is higher for both males and females than the District average and residents are less likely to be obese, smoke or binge drink than elsewhere in South Derbyshire.

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## YOUR AREA



This is a largely rural area and includes the villages of Willington and Findern.



It is surrounded by the ward of Etwall to the west and the wards of Stenson and Repton to the east.



Derby City lies to the north. In places the southern part of the built up area of Derby encroaches into this area. A recent permission for 1200 new homes south of Little-over will lead to the further urbanisation of the northern part of this area.



View of former power station cooling towers from the Trent Mersey Canal towpath

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## HEALTHIER COMMUNITIES

### Healthy lifestyles



Life expectancy is higher for both males and females.



Residents are, on average, less likely to be obese, smoke or binge drink than elsewhere in South Derbyshire.



There is 1 GP surgery and 1 chemist located in Willington. There are no healthcare facilities in Findern.



The closest dentist is located in Etwall. Hospitals are located at Burton upon Trent and Derby City.



There are a number of outdoor sports pitches across a range of sites in Willington. These include junior and senior football pitches, a bowling green and tennis courts, although access to the latter is restricted. There are also junior sports pitches in Findern.



There are cemeteries and allotments located in Willington and Findern villages. The closest leisure centre is located at Etwall.



Hillside Recreation Area, Findern

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SAFER COMMUNITIES

### Crime and safety



Crime rates within this area are similar to the Derbyshire average.



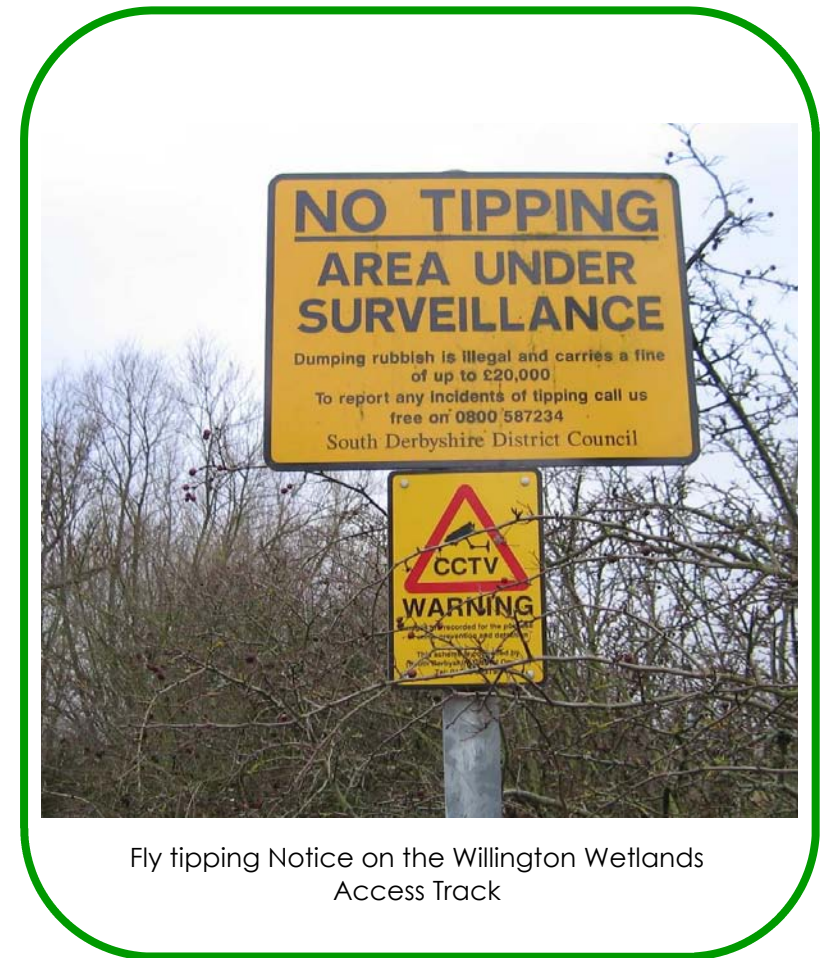
The Safer South Derbyshire Partnership Plan identifies anti-social behaviour in Willington (around Twyford Road) and Findern (around Hillside) as an issue.



The number of accidents involving cyclists and pedestrians is lower than the Derbyshire average but those involving motor vehicles is slightly higher.



Information on street level crime on a month by month basis is available to view [here](#)



Fly tipping Notice on the Willington Wetlands Access Track

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## VIBRANT COMMUNITIES

### Population growth and density



The population of this area was 4,399 in June 2009.



The population of this area has increased by around 2.8% since 2001 compared to an increase of 13% District-wide.



The population density of this area is 3.9 people per hectare (South Derbyshire = 2.41 people per hectare).



There is some pressure for new housing development on the periphery of Willington and Findern.



New housing in Findern

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## VIBRANT COMMUNITIES

### Population profile



There are proportionally fewer people aged 0-15, 16-29 and 30-44 than in South Derbyshire as a whole.



This area has an above average number of middle aged and older people with 49.0% of the population being aged 45 or over.



As this areas population continues to age, demands for social and health care services and facilities are likely to increase.

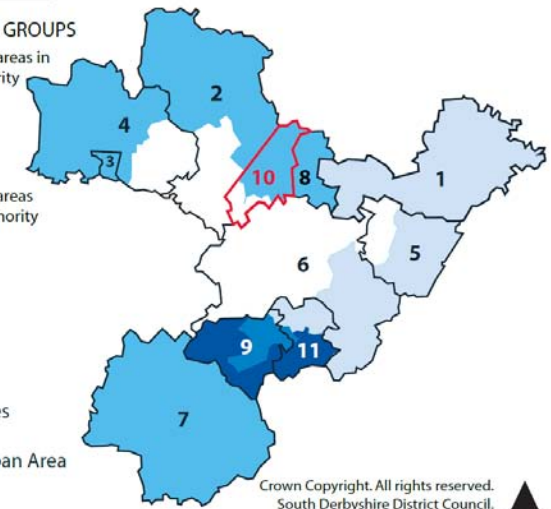


### DEPRIVATION

#### LOCAL DEPRIVATION GROUPS

- 1 Least deprived areas in this local authority
- 2
- 3
- 4
- 5 Most deprived areas in this local authority

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



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Government statistics indicates that this area is one of the least deprived parts of South Derbyshire.

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Housing



There are a total of 1,862 dwellings in this area. Of which around 1,150 are in Willington Parish and 700 are in Findern Parish.



The average price of a home in this area is £230,003 making this one of the most expensive places to live in the District.



There have been 14 new homes constructed in this area since 2006.



There were around 60 vacant dwellings recorded during a stock survey undertaken in 2008. Half were classed as long-term vacant. This includes second homes and homes which are in receipt of council tax discount because they are unoccupied and substantially unfurnished.



This area forms part of the Derby Fringe. Housing requirements in this area are strongly affected by housing needs and provision within the City.



A modern housing development in Willington





# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Housing



There is an identified shortage of affordable housing in this area. Identified need is for 13 homes in total.



There are no gypsy or traveller sites located in this area.



There is outline planning consent for 1,200 homes at Highfields Farm in the northern part of this area around Littleover.



There is planning permission for 42 dwellings in Willington on the former Calder Aluminium site.



There is some pressure for new housing development on the periphery of Willington and Findern.



Historic property in Willington



# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Jobs and employment



The Egginton Common site, located just outside of this area, has been identified by a developer as a prospective Regional Storage and Distribution site. However, no formal planning applications have been submitted.



A planning application for a large commercial development for a freight distribution company was recently turned down at Burnaston Cross. This site is located south of the A50 – A38 Interchange.



Willington Marina is a major new tourism destination located to the north of Willington.



Willington Power Station closed in 1999. Consent for a new 2.4MW power station was granted in 2011.



There are 2,282 people in this area that are economically active; this is equivalent to 82.5% of the working age population.



Around 12% of people living in this area are self-employed. This is higher than the District average.



The newly created Mercia Marina, Willington

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Jobs and employment



Willington records similar proportions of people working across all sectors compared to the District and national averages. Most people in this area work as Managers and Senior Officials (17%), in associate technical and professional occupations (14%) and in administrative and secretarial roles (13%).



There is no up to date income data for this area although historical data indicates that household income is around 20% higher than the East Midlands average. The current average income in the East Midlands is £600 per household per week.



In March 2010 there were 60 people or 2.2% of the population unemployed in this area. Comparable figures for 2008 and 2009 were 2% and 1% respectively.



In May 2010 8.4% of people claimed job seekers allowance, incapacity benefits, lone parents and others income related benefits in this area.



New Service Area, Willington

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Employment sites



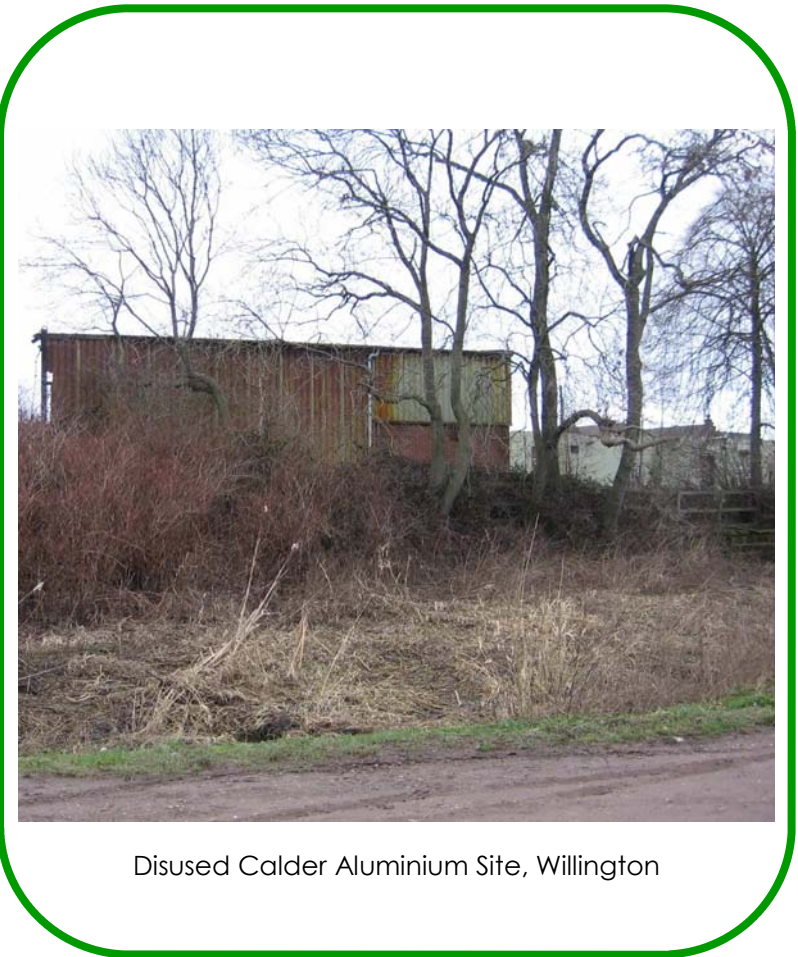
There is no future additional employment sites currently identified in this area.



The redevelopment of the Calder Aluminium site for housing could lead to the loss of a local employment site in Willington.



Toyota UK's car manufacturing plant is located just outside of this area in Burnaston. Toyota is the largest employer in the District employing around 2,600 people.



Disused Calder Aluminium Site, Willington



# WILLINGTON AREA

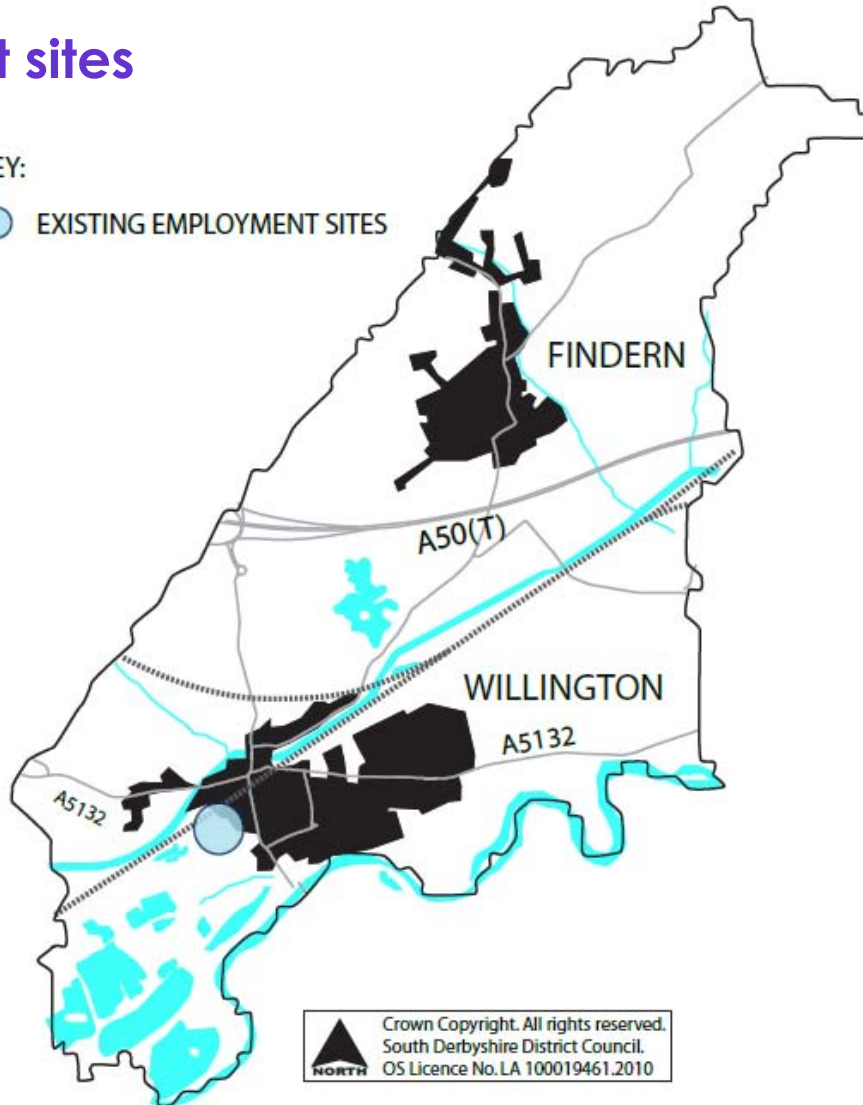
*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Employment sites

KEY:

● EXISTING EMPLOYMENT SITES



# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Transport and roads



The V3 provides an hourly bus service to Derby and Burton upon Trent for both Willington and Findern villages.



Willington railway station provides limited commuter services to Derby and Birmingham.



Access to the Strategic Road Network (The A50 and A38) is located 1km north of Willington. Findern village has access to the A38 via the Rykneld Road junction 1.7km to the north of the village.



There is concern about localised congestion in Willington around the Green. A number of low bridges also restrict access around the village.



The A50 , looking west from Heath Lane



# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Access to employment & services



This area is identified as forming part of the Derby fringe with around 40-60% of residents travelling to Derby for work.



Local major employment sites include Toyota Manufacturing UK and the FB Atkins sites located adjacent to the A38 to the north of Toyota. Both of these sites are located just outside of this area.



There is a doctors and pharmacy located in Willington. A planning application to build a new larger surgery on land west of Repton Road together with new homes was submitted to the Council in May 2011.



There is no dentist in this area.



There are convenience stores located in Willington village centre, Findern village centre and the Extra Service Station (Just north of Willington).



Shops located in Willington Village Centre

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Access to employment & services



Sport pitches are located at Hillside, Findern and Twyford Road, Willington. Willington also has a bowling green on Repton Road and play area on Trent Avenue.



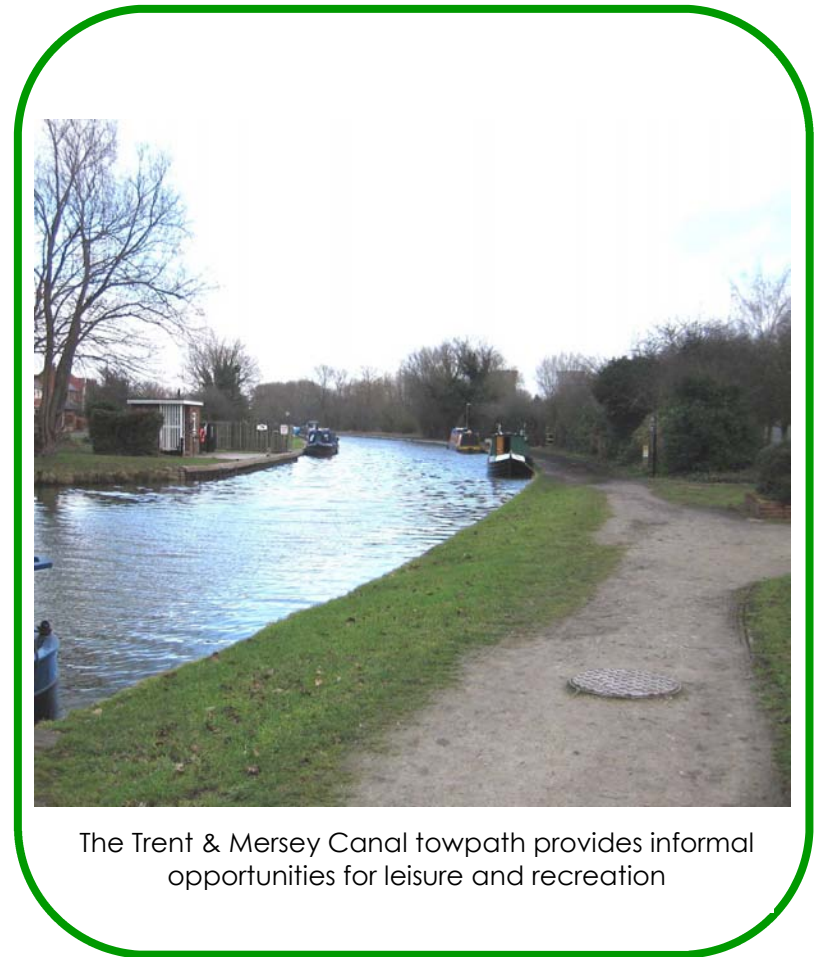
There are no leisure centres in this area. The closest are located in Etwall and Derby City.



Allotments are located in Willington and Findern.



The Trent & Mersey Canal and Mercia Marina provide informal and formal leisure opportunities to local residents. There is permission to build a members only swimming pool and gymnasium on this site.



The Trent & Mersey Canal towpath provides informal opportunities for leisure and recreation





# WILLINGTON AREA

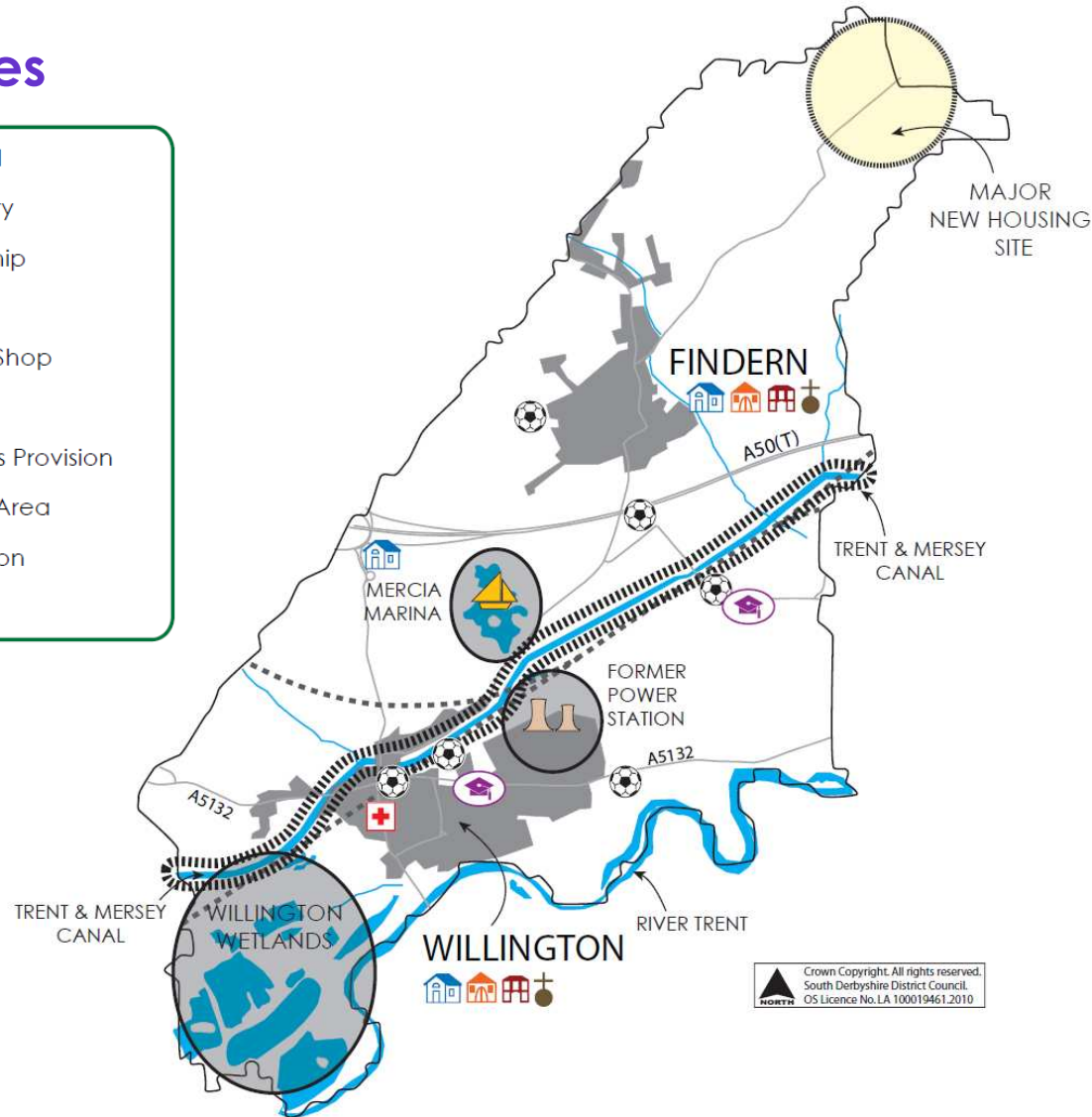
This area includes the parishes of Findern and Willington

## SUSTAINABLE DEVELOPMENT

### Access to services

**KEY**

- Primary School
- Doctors Surgery
- Place of Worship
- Village Hall
- Local Centre/Shop
- Public House
- Outdoor Sports Provision
- Conservation Area
- Tourist Attraction
- Power Station



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# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Biodiversity, flora and fauna



There are no Sites of Special Scientific Interest (SSSIs) located within this area.



There are 10 non-statutory county wildlife sites located within or partially within this area, the largest of which (Willington Wetlands) is owned and managed by Derbyshire Wildlife Trust.



There are no areas of ancient woodland or local nature reserves within this area. However, there are large areas of land covered by tree preservation orders (TPOs) mainly to the north, south and west of Findern village.



This area offers significant opportunity for future habitat creation through Derbyshire Wildlife Trust's Transforming the Trent Valley Project.



Willington Wetlands. A wildlife site managed by Derbyshire Wildlife Trust





# WILLINGTON AREA

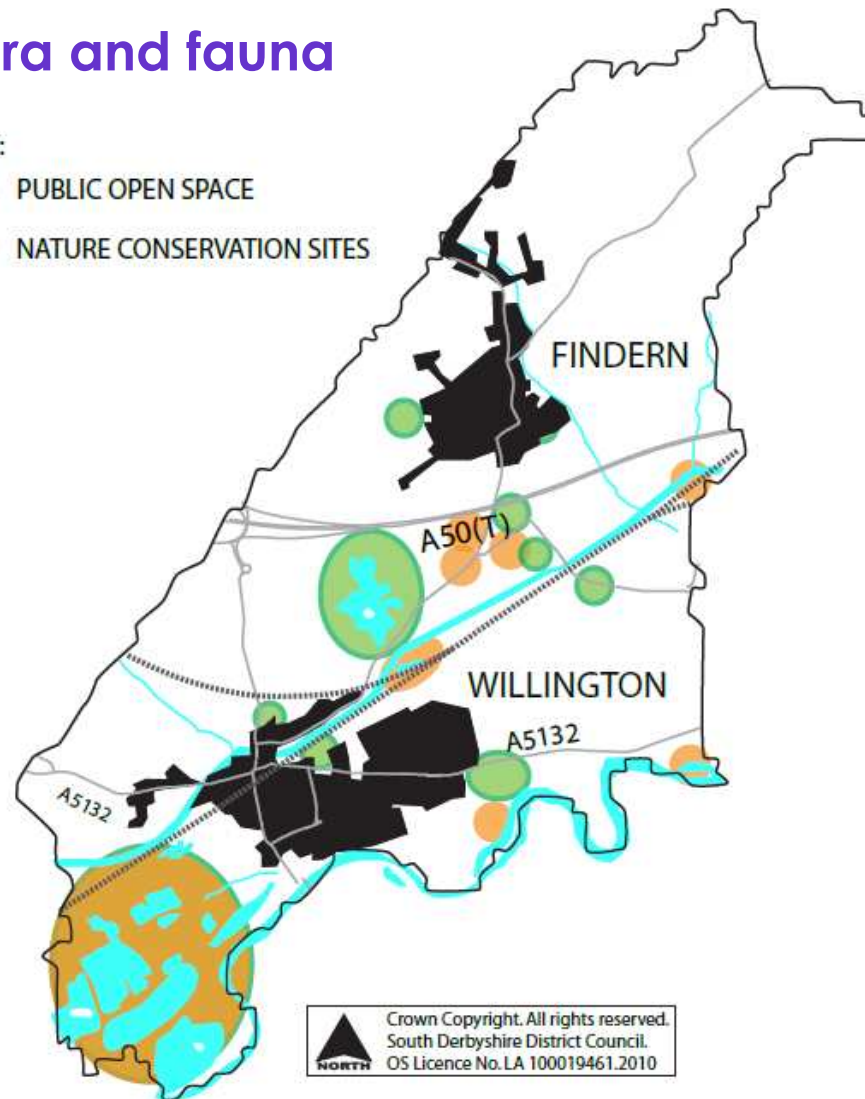
*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Biodiversity, flora and fauna

KEY:

-  PUBLIC OPEN SPACE
-  NATURE CONSERVATION SITES



# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Landscape



The northern part of this area (broadly north of the A50) falls within the Needwood and South Derbyshire Claylands.



This is an area of settled pastoral landscape on gently rolling lowlands. To the south, the landscape is dominated by the River Trent.



This area is characterised as an agricultural landscape set with broad open river valleys with urban features. In particular, cooling towers from the previous power stations and Toyota Manufacturing plant and the new service area south of the A38/A50 interchange have a significant impact on the local landscape.



Sand and gravel extraction has altered the local landscape in the recent past. Future sand and gravel extraction around Willington could lead to further changes in landscape character.



View of the Trent Valley looking south from Stenson Road, Willington

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Landscape



Neither Willington nor Findern have designated Conservation Areas, although the Trent and Mersey Canal, which is a Conservation Area along its entire length in South Derbyshire, passes north of Willington.



There are 17 grade II listed buildings or structures located in this area.



There are no Scheduled Ancient Monuments or Historic Parks and Gardens located in this area.



Looking north from Potlocks Farm, Willington



# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Flood risk and climate change



Much of the southern part of Willington is at flood risk from the River Trent.



A significant part of this area forms part of the functional floodplain for the Trent and is likely to flood, on average once every 20 years or so.



Within Findern a notable area of flood risk exists to the east of the village around Doles Brook. Land around Hall Pastures is also identified as being at flood risk.



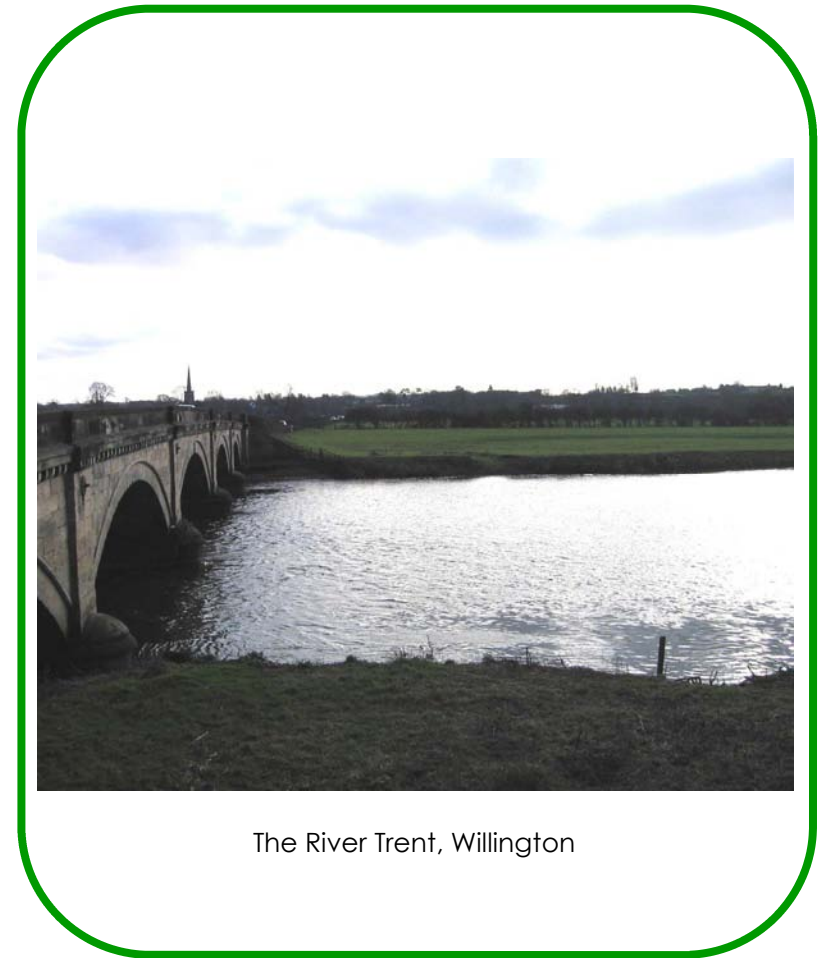
Climate change is likely to significantly increase the number of homes at high flood risk within Willington. It could also increase the amount of land around Hell Brook (adjacent to Derby City) at flood risk.



Emerging evidence on local renewable energy indicates there may be some potential for wind energy in this area.



Toyota have recently submitted an application to build 17,000 solar panels on their site in Burnaston. If built these will generate 5% of Toyota's energy demand.



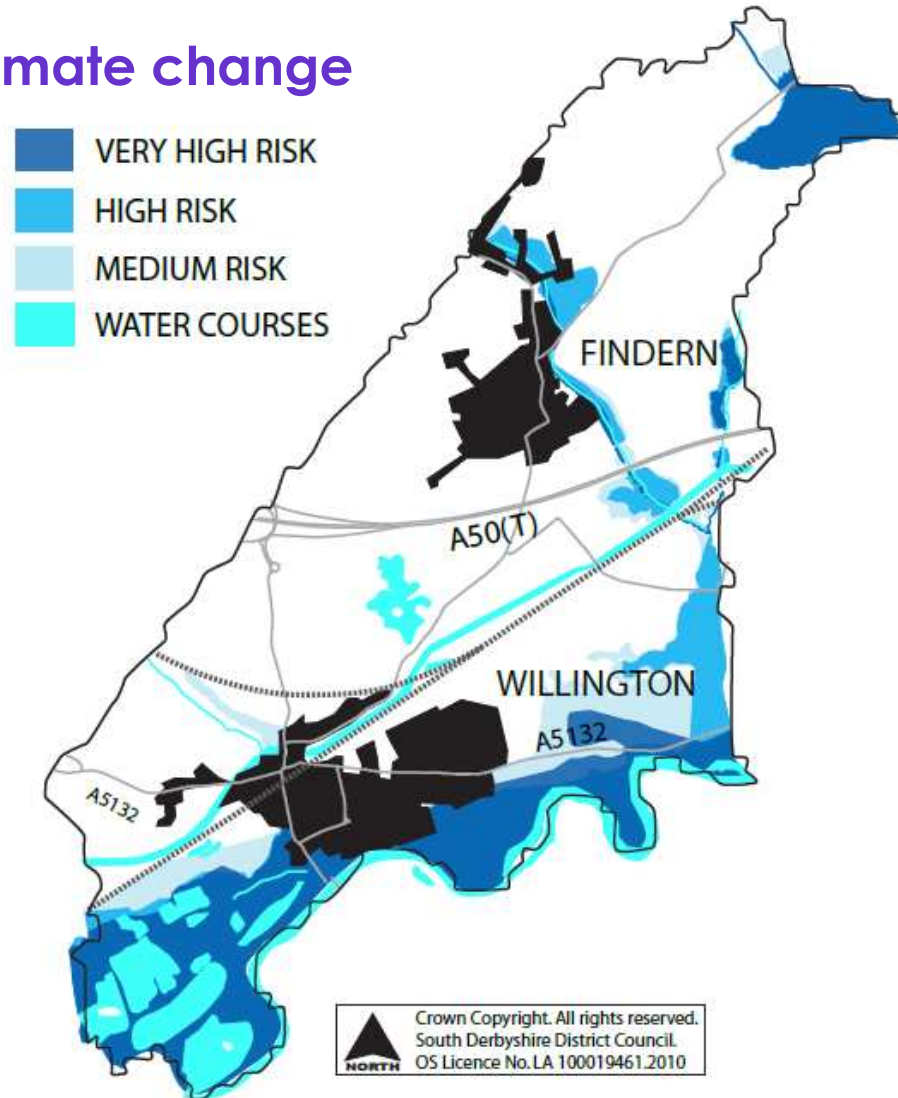
The River Trent, Willington

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## SUSTAINABLE DEVELOPMENT

### Flood risk and climate change



# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## CHILDREN & YOUNG PEOPLE

### Local education provision and educational attainment



There is 1 primary school within Willington attended by around 200 pupils aged 5-11.



There is a further primary school to serve Findern (located outside of the village on Buckford Lane). Findern Primary School has around 130 pupils aged 4-11.



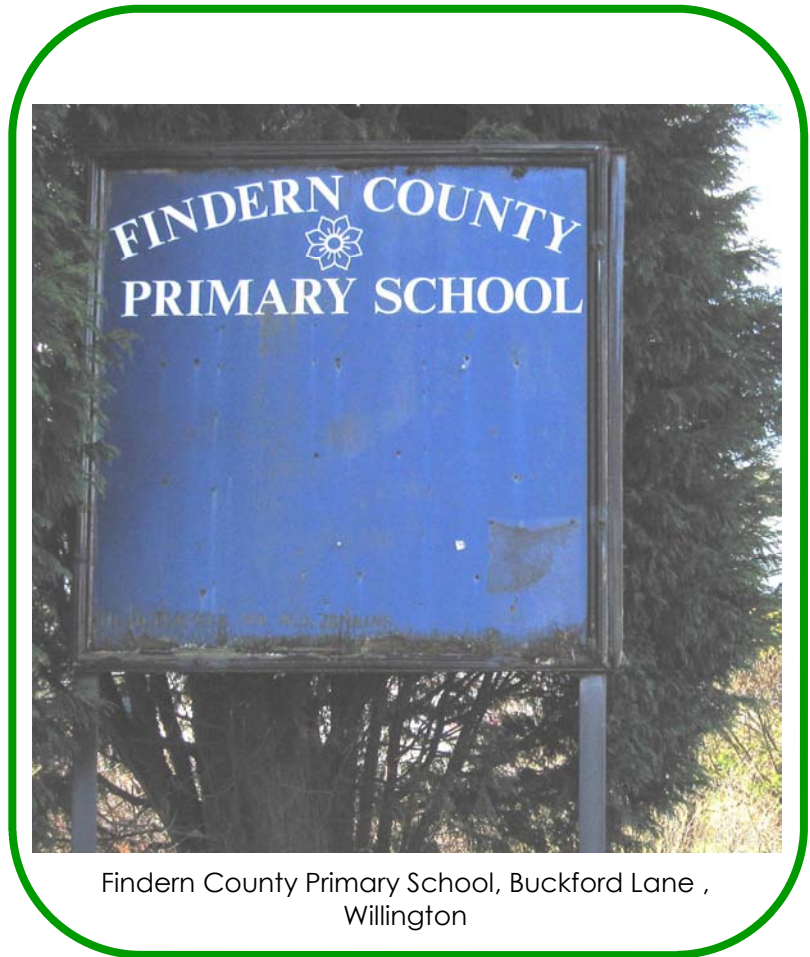
Results for 2008 indicate that both schools perform better than the County and National average in Maths, English and Science.



There is no capacity for additional pupils at Willington Primary, although there is significant additional capacity at Findern Community Primary.



Educational attainment for adults is slightly higher than the District average. In 2001, 30% of the population had no qualifications (compared to 38% District wide) whilst 18.5% had higher-level qualifications such as university degrees compared to 17.6% across the whole District.



Findern County Primary School, Buckford Lane , Willington



# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## YOU TOLD US



Residents in this area appreciate the local countryside including access to the Trent and Mersey Canal and the River Trent, and the opportunities it offers for informal leisure activities.



Most residents felt that villages had a strong sense of community spirit and felt safe living in Willington and Findern villages.



Many residents suggested that this area has good services and facilities and good road and rail links to the main urban areas. Although a number of residents expressed concern about local bus services. In particular the operation times and the frequency of bus services was highlighted as a concern.



Many residents highlighted a lack of activities for children and teenagers as a local issue and emphasised the need to resolve flooding and other maintenance issues on Hillside recreation ground in Findern.



Findern Village Green

# WILLINGTON AREA

*This area includes the parishes of Findern and Willington*

## YOU TOLD US



Many residents were keen to see the provision of more affordable housing, starter homes and bungalows to meet local need, but generally it was considered that housing should be small scale to ensure that villages remain compact and do not become suburbs of Derby.



A need to provide homes for the elderly has also been highlighted as a local issue.



All new development should be of a high quality and have adequate parking provision.



Many residents wish to see greenfields between Findern and Derby protected from further development.



There is a need to provide playing fields/sports facilities and more land for allotments.



Flooding was identified as a significant local issue in Willington.



Willington Train Station

# WILLINGTON AREA

This area includes the parishes of Findern and Willington

## FURTHER INFORMATION



We need you to tell us what **YOU** think your neighbourhood needs; what needs to change, what should stay the same. Your help will assist the Council in drawing up the Local Development Framework (LDF) – which in turn will help us plan where investment in homes, jobs, shops, services and facilities is needed.

**This leaflet is number 10 in a series of 11.**



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South Derbyshire  
District Council  
Civic Offices,  
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Swadlincote DE11 0AH

**June 2011**

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ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਦਸਤਾਵੇਜ਼ ਕਿਸੇ ਦੂਸਰੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਕਿਸੇ ਦੁਭਾਸ਼ੀਏ ਦੀਆਂ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰਨ ਦੀ ਕ੍ਰਿਪਾ ਕਰੋ ਜੀ ਇਹ ਜਾਣਕਾਰੀ ਮਿਲ ਕਰਨ ਤੇ ਵੱਡੇ ਅੱਖਰਾਂ, ਬ੍ਰੇਅਲ ਜਾਂ ਆਡਿਉ ਦੇ ਰੂਪ ਵਿਚ ਵੀ ਉਪਲੱਬਧ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ।

اگر آپ یہ ڈاکیومنٹ کسی اور زبان میں چاہتے ہیں، یا اگر آپ کو کسی ترجمان کی خدمات درکار ہوں، تو براہ کرم ہم سے رابطہ کریں۔ درخواست کرنے پر یہ معلومات بڑے پرنٹ، بریل یا آڈیو فارمیٹ میں بھی دستیاب ہیں۔