

Policy H7: Land at Hilton Depot, Hilton

- 5.35 Land at Hilton Depot, Hilton lies to the south of Hilton. Hilton has seen considerable growth over the last 15 years due to the availability of brownfield land, its location close to Derby City and the strategic road networks of the A50 and A38.
- 5.36 The site is predominantly brownfield land and is adjacent to the built up area of Hilton. The site is contained by the railway line to the south of the site. Access to the site will be from The Mease using existing access points.
- 5.37 The site is predominantly used as an employment site for storage purposes and was allocated in the adopted Local Plan (1998) for industrial and businesses use redevelopment. The buildings on the site are beyond their expected life span having been built when the site was used for Ministry of Defence purposes. The nature of the buildings means that there is a low density of employment provision. This site offers an opportunity to provide for a suitably located new primary school and also create additional jobs within Hilton for new and existing residents.
- 5.38 Parts of the site currently lies within areas at higher risk of flooding although works around Scropton, Hatton and Egginton will redefine the actual flood risk locally. The site's location, its predominantly previously developed nature and the wider sustainable community benefits of the new primary school and the potential for additional jobs are seen as been widely beneficial to Hilton.

POLICY:

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

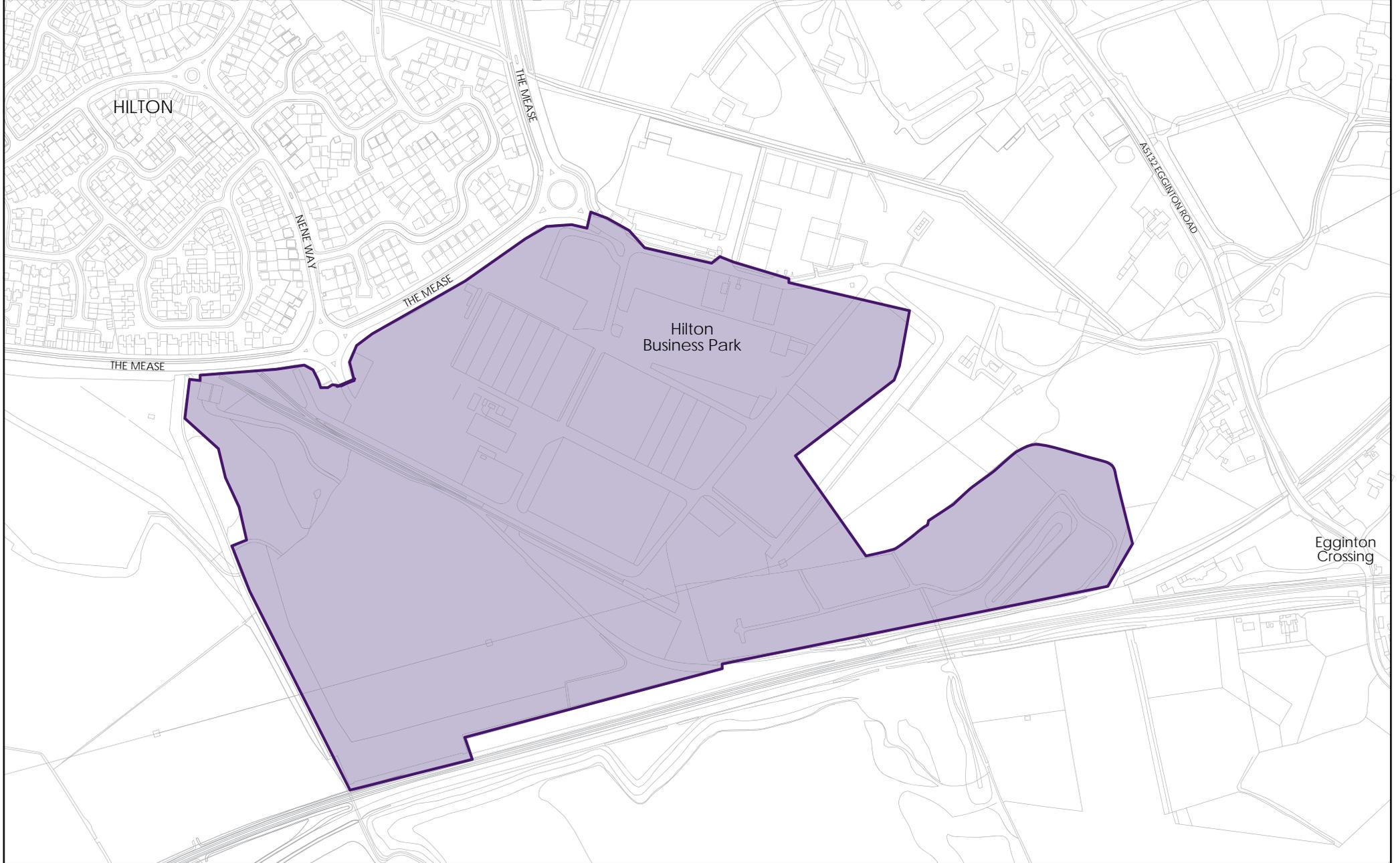
B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) The provision of a two form entry primary school on site to address the capacity issues of primary school provision within Hilton;**
- ii) Consideration will be given to retail provision on the site;**
- iii) Consideration will be given to community facilities in Hilton that require a new building or enhancement;**
- vi) Provision will be made for cycle and pedestrian access both within the site and linking to existing networks;**

- v) **Development proposals will need to be supported by an appropriate Flood Risk Assessment;**
- vi) **Retain existing woodland and deliver additional planting and habitat creation to screen site from the south and west with these areas being opened up for public access wherever possible;**
- vii) **Development should reflect the location of Egginton Junction Gravel Pit County Wildlife Site and should where possible enhance nature conservation interests of that site;**
- viii) **An appropriate easement along watercourses on the site free of built development.**



Housing Policy 7: Land at Hilton Depot, Hilton



Policy H8: Former Aston Hall Hospital, Aston on Trent

- 5.39 Land at former Aston Hall Hospital lies to the south of Aston on Trent but is within the Parish of Weston on Trent. The site is on the remaining land of the former Aston Hall Hospital site which still contains some buildings. Part of the site has already been developed for housing in the late 1990s.
- 5.40 The site is contained by existing residential development on the north of the site and woodland to the east and west of the site.
- 5.41 Aston on Trent is rich in character. There are no historic assets on the site, however Aston Hall a grade II* listed building is situated to the north of the site. A County Wildlife site lies to the west of the site. Careful design of the site will ensure that housing development reflects the character of the Aston on Trent, the surrounding landscape and any potential impact on the County Wildlife site.
- 5.42 Housing development will help regenerate the site, addressing local issues with the site currently being derelict. It is anticipated that a Care Village (permission granted previously) will be provided on site alongside the suggested houses, providing a mix of dwellings across the site.

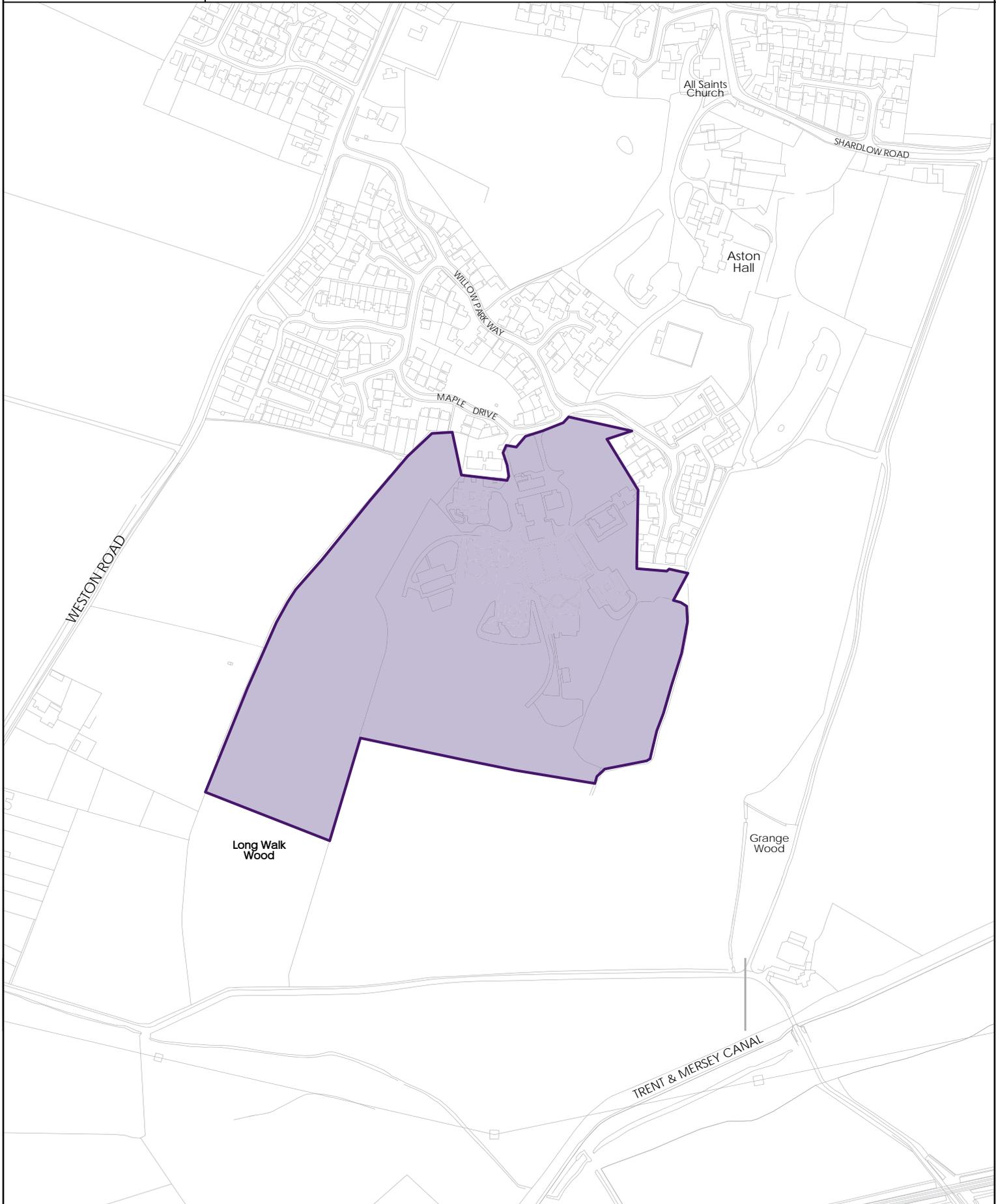
POLICY:

- A Residential development on Land at the Former Aston Hall Hospital, Aston for around 100 dwellings.**
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:**
- i) The development will embrace high quality design standards to reflect the character of Aston on Trent and the surrounding landscape;**
 - ii) The design of residential development will complement the Care Village development;**
 - iii) The existing woodland area along the north east and west of the site will be retained, enhanced where possible and publically accessible;**
 - iv) Open space between the residential development and the Care Village shall be provided;**
 - v) New facilities to be accessible to village residents where practicable;**

- vi) The development shall not adversely impact upon the setting of Aston Hall and other heritage assets, including Aston on Trent Conservation Area**
- vii) Consideration of improvements in community facilities for Aston on Trent;**
- viii) A green buffer and landscaping on the southern boundary of the site to help soften the housing development's impact on the surrounding rural landscape;**
- ix) High quality pedestrian and cycle links both within the site and connecting to adjacent development.**



Housing Policy 8: The former Aston Hall Hospital, Aston on Trent



Policy H9: Land at Longlands, Repton

- 5.43 Land at Longlands lies to the south east of Repton. The site relates well to the existing built development, but open countryside bounds the eastern and southern edge of the site due to its location at the edge of the village. A green buffer and landscaping along the eastern boundary of the site will help soften the housing development against the rural landscape.
- 5.44 Repton is rural in nature and rich in character. There is archaeological potential and a pillbox on the site. There are no historic assets on the site, but there are a number of Listed Buildings close by and Repton Conservation Area lies to the east of the site.
- 5.45 The site could be accessed from Mount Pleasant Road and/or Longlands and/or Milton Road.
- 5.46 The site will provide additional dwellings in a sought after sustainable settlement within South Derbyshire and will help to sustain Repton's service and facilities.

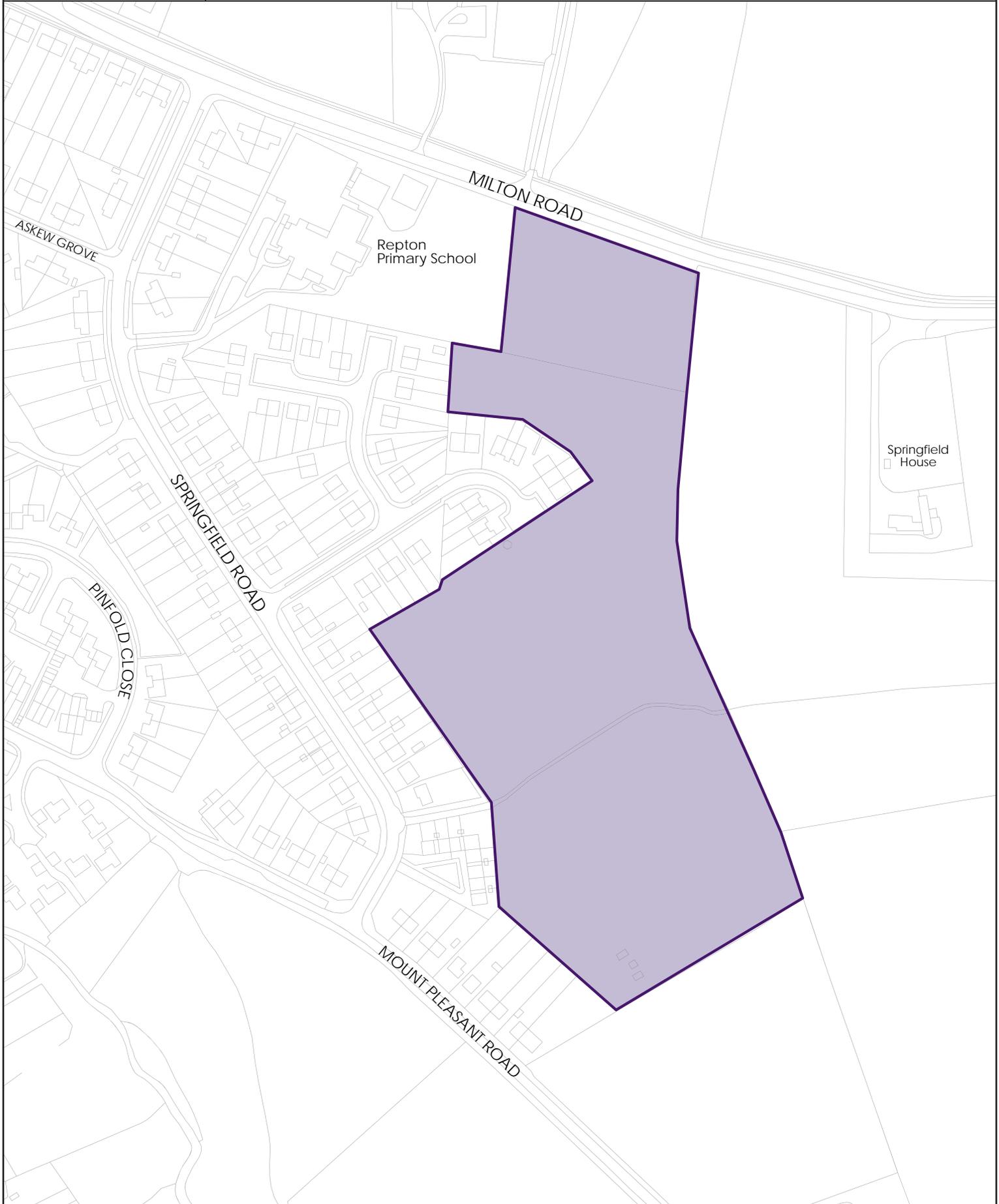
POLICY:

- A Residential development on Land at Longlands, Repton for around 100 dwellings.**
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:**
- i) The development shall reflect the historic character of the village, preserve Repton's landscape and townscape character, reflect local landform and be designed to minimise the effects on the local landscape;**
 - ii) The eastern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and improve the existing south east edge of the village;**
 - iii) Views of the church spire from the public footpath will need to be respected and preserved where possible;**
 - iv) Consideration of improvements in community facilities for Repton;**
 - v) Development of the site shall not adversely impact upon the setting of Repton Conservation Area and other designated and non designated heritage assets;**

- vi) A strategy to deal with foul water associated with site development to be submitted alongside any development proposal;**
- vii) High quality pedestrian links within the site and delivery of enhanced walking connections to the site along Milton Road.**



Housing Policy 9: Land at Longlands, Repton



Policy H10: Land south of Willington Road and land south of Sutton Lane, Etwall

- 5.47 Land to the south of Willington Road, lies to the south east of Etwall village and currently comprises agricultural fields. The site is adjacent to the built up area of Etwall and will be contained by Willington Road to the northeast of the site and by residential development to the west of the site. A separate site on Sutton Lane lies to the north of Etwall village and is currently in use as a cricket ground and includes a pavilion. The two sites together make up Policy H10. Etwall Village provides a range of services and facilities, including John Port Secondary School.
- 5.48 Land south of Willington Road will be accessed from Willington Road.
- 5.49 Together these sites offer the opportunity to provide better facilities and improve existing facilities in the village.

POLICY:

A Residential development on land at Willington Road and land at Sutton Lane, Etwall for around 114 dwellings in total.

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

i) For land at Willington Road:

- a) Provision of a cricket pitch, which should be of an improved standard on the existing pitch, together with a pavilion within Etwall;**
- b) That the development shall not adversely affect the setting of Etwall Lodge;**
- c) Pedestrian links will be made between the site and the existing residential area;**
- d) Pedestrian connections will be made from the site into the village of Etwall.**

ii) For land at Sutton Lane:

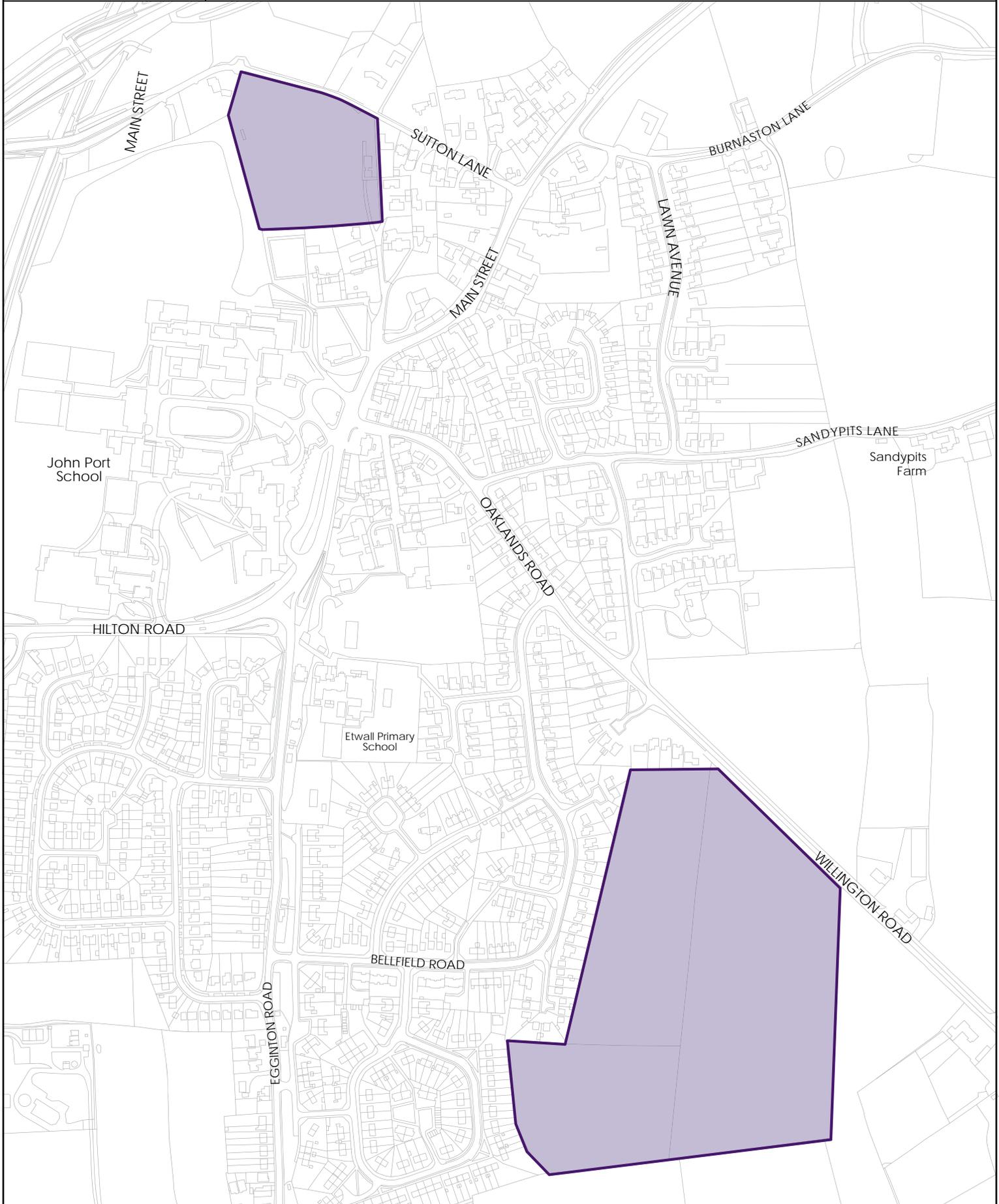
- a) Land is provided for the extension of Etwall cemetery; the present cemetery is at capacity and needs to expand;**
- b) The character and setting of the Conservation**

Area and adjacent listed buildings shall be preserved;

- c) The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and create a new village edge;**
- d) Pedestrian links will be made between the site and the village and between the site and the cemetery;**
- e) The existing hedgerow to be retained as far as possible.**



Housing Policy 10: Land south of Willington Road and land south of Sutton Lane, Etwall



Policy H11: Land north east of Hatton

- 5.50 The site lies to the north east of Hatton. The site is well related to the existing development at Hatton. The A511 runs along the northern boundary of the site which accesses the A50 to the west, and residential development and the Salt Box Café lies along the western boundary of the site. The eastern boundary is open countryside with trees dotted along the boundary.
- 5.51 Hatton provides a range of services and facilities, including a train station. However, the nearest doctor's surgery is located at Tutbury, which lies within East Staffordshire. A development of this size will require the provision of additional services and facilities alongside existing, to cater for the housing development and increase the sustainability of the location.
- 5.52 The site currently lies within Flood Zone 3 which is classed as being at high risk of flooding although works around Scropton, Hatton and Egginton will redefine the actual flood risk locally. Development of the site would also assist in maintaining the flood defences at Hatton.
- 5.53 The site will be accessed off Derby Road and/or through the existing Salt Box Café access from Station Road.

POLICY:

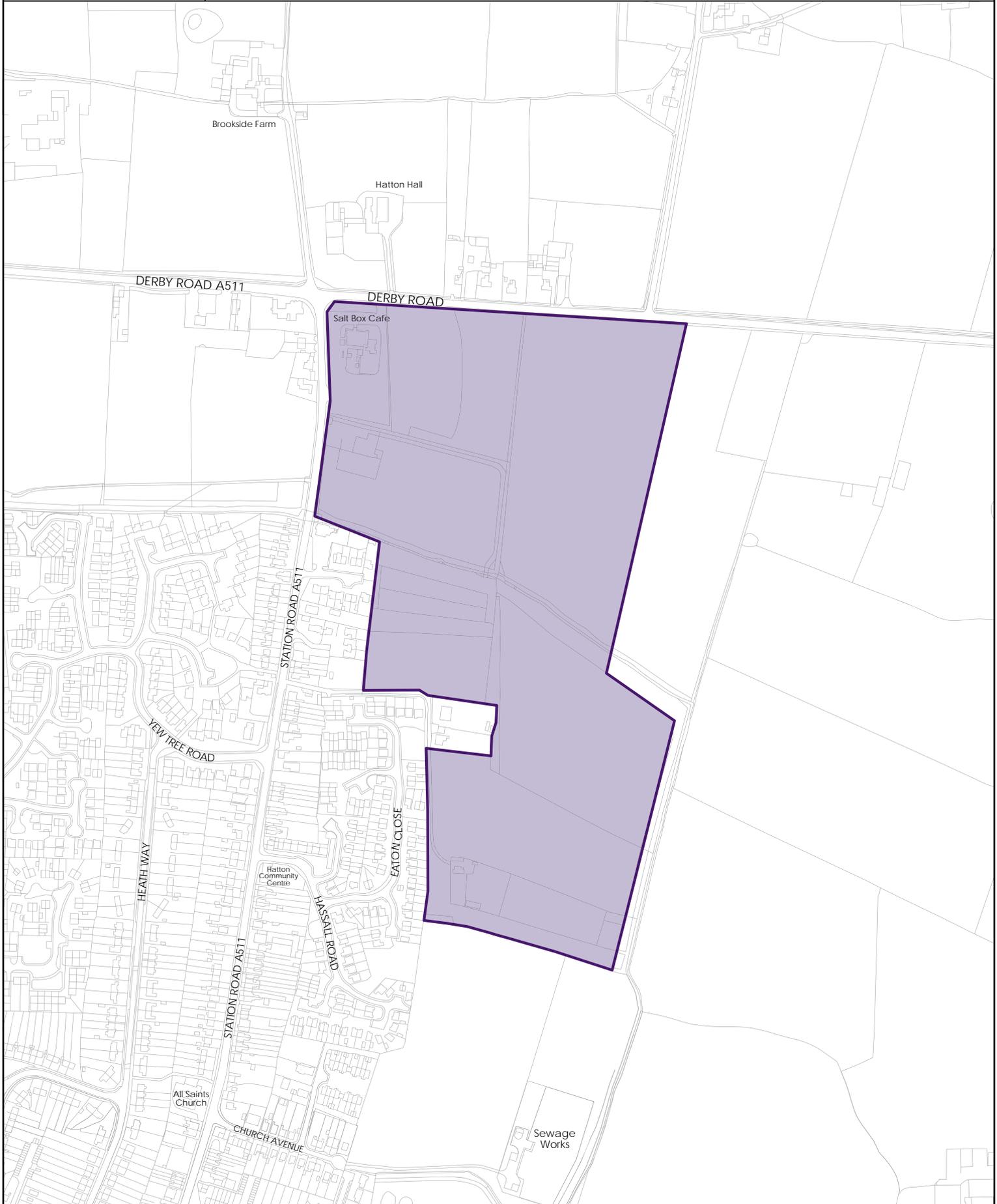
- A Residential development on land north east of Hatton for around 400 dwellings.**
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:**
- i) Retention of the existing trees on the eastern boundary of the site, as well as an additional green buffer and landscaping to help soften the housing development on the surrounding landscape;**
 - ii) The provision of high quality pedestrian and cycle links both within the site and connecting to established adjacent development to the south of the site;**
 - iii) Consider additional retail provision on site, to help meet the needs of the site and provide further retail facilities for Hatton;**
 - iv) Developer contributions will made to maintain the flood alleviation works at the lower River Dove Catchment Area;**
 - v) The provision of a doctor's surgery in Hatton will be**

considered;

- vi) Consideration will be given to the provision of combined access to the site and to a large manufactory plant within Hatton;**
- vii) Developer contributions will be made towards the extension to Heathfields Primary School, Hatton to help address capacity issues at the school;**
- viii) An appropriate easement along watercourses on site free from built development;**
- ix) Protection of heritage assets in the area.**



Housing Policy 11: Land North East of Hatton



Policy H12: Highfields Farm

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

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

POLICY:

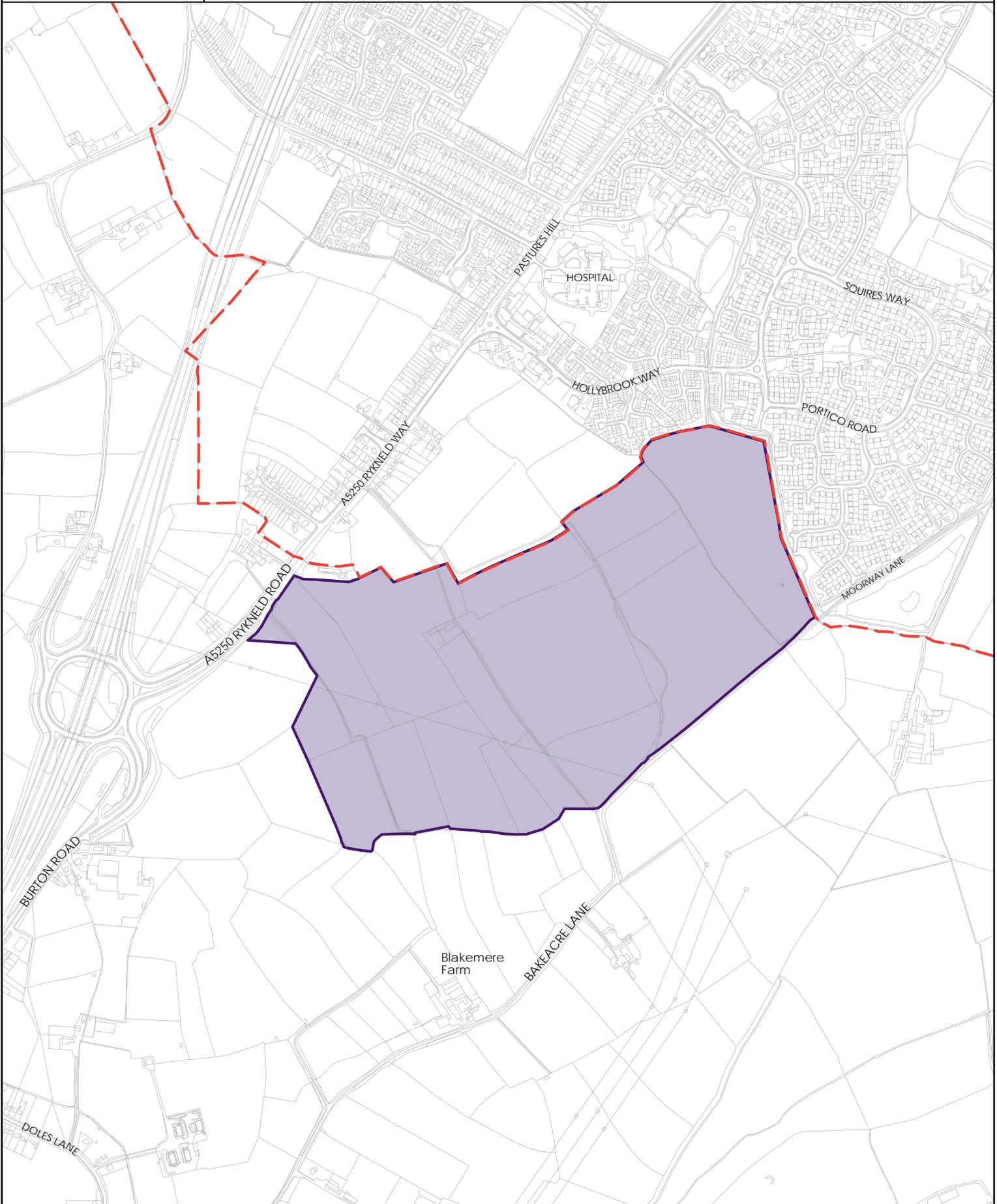
A Residential development on land at Highfields Farm for up to 1,200 dwellings.

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

- i) The provision of a single form entry primary school on site;**
- ii) The provision of a local centre commensurate with the size of the development to provide for day to day needs of the wider neighbourhood. The local centre should be the focal point within the development;**
- iii) The provision of a community centre;**
- iv) Pedestrian and cycle routes shall be provided within the site and links between the site and existing and proposed residential development shall be provided;**
- v) The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the landscape;**
- vi) Consideration should be given to Phase 2 of the South Derby Integrated Transport Link Road;**
- vii) Developer contributions to be made toward improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;**



Housing Policy 12: Highfields Farm (South West of Derby)



Policy H13: Boulton Moor

- 5.56 Land at Boulton Moor is a cross boundary location which will provide a sustainable urban extension to Derby City and consists of four sites. The sites lie on the south east edge of the built up area of Derby, to the east of Chellaston and south of Alvaston, extending south and east to the A50/A6 spur road.
- 5.57 Land at Boulton Moor is capable of delivering strategic levels of growth due to its excellent transport links to the wider strategic road network and its location to employment opportunities.
- 5.58 Land at Boulton Moor will provide 2,750 dwellings over the lifetime of the plan. There will be 1,058 dwellings located at Boulton Moor Phase 1 (this was granted planning permission through the Conjoined Enquiry in 2008) and 700 and 190 dwellings at Boulton Moor Phase 2 and Boulton Moor Phase 3 all within South Derbyshire's administrative boundary. Also within the area is a suggested allocation of 800 dwellings located to the south of Field Lane within Derby City.
- 5.59 As previously stated Boulton Moor Phase 1 was granted planning permission in 2008. When consented, consideration was given to the infrastructure requirements of phases 1 and 2. Due to the addition of Boulton Moor Phase 3 and Snelsmoor Grange within in Derby City (an additional 990 dwellings), it is important that infrastructure and mitigation packages are reviewed and optimised as appropriate in light of the larger scale urban expansion now being proposed.
- 5.60 This cross boundary site will be a phased development. It is crucial that a comprehensive approach to the delivery of the site is undertaken to ensure that the infrastructure is delivered at the right time. The site offers the opportunity to provide new infrastructure due to its critical mass.

POLICY:

- A Residential development on Land at Boulton Moor will provide for around 1,950 dwellings within South Derbyshire and 800 new homes within the Derby City administrative boundary.**
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:**
- i) That South Derbyshire District Council, Derby City and developers continue to work together to ensure that the proposals offer a holistic vision for a new suburb which is delivered in a comprehensive manner across the local authority boundaries. Delivery mechanisms will need to be established to ensure that the necessary level of**

coordination to effectively deliver the infrastructure and facilities to support the development;

- ii) A jointly prepared development framework shall be produced;
- iii) A cross boundary approach to housing design, layout, density, open space and landscape shall be developed/undertaken;
- iv) A cross boundary approach the provision of affordable housing shall be developed/undertaken;
- v) A plan of phasing for the delivery of this cross boundary site shall be submitted with any application;
- vi) The provision of sustainable transport measures, including contributions to the delivery of a new park and ride and bus service to serve this the wider urban extension site;
- vii) Highway works, including improvements to Snelsmoor Lane to ensure that the impact on its junctions with the A6 and High Street are satisfactorily mitigated;
- viii) Cross boundary flood mitigation measures, to address fluvial; and surface water issues relating to the Thulston Brook watercourse and ground water levels;
- ix) A cross boundary flood risk assessment shall be submitted with any application;
- x) Improvements to existing green infrastructure shall be made, along with the provision of new green infrastructure on the site;
- xi) High quality pedestrian and cycle routes within the site and links between these and existing and proposed routes and green spaces beyond the site;
- xii) A significant green buffer and landscaping boundary on the outer edges of the developments, to help soften the housing developments impact on the surrounding countryside, create a new defensible boundary and help mitigate the urbanising impact of new development upon Derby City's Green Wedge;
- xiii) A new district centre shall be provided, anchored by a small/medium sized supermarket complemented by a range of smaller units providing for day to day needs of the

wider neighbourhood;

- xiv) The scale of the anchor store will commensurate with the needs of the new community, the level of growth anticipated and the need to maintain the vitality and viability of other centres. The location of the centre should be the focal point at the heart of the new community;
- xv) The provision of two form entry primary school to cover phases 1 and 2 with separate primary provision to serve the site in Derby;
- xvi) The urban extension as a whole shall not adversely impact upon the setting of nearby Elvaston Historic Park and Garden and other heritage assets.
- xvii) Any built development to the east of the A6 and west of the B5010 shall be in accordance with Green Belt Policy.
- xviii) Developer contributions to be made toward improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;



Housing Policy 13: Boulton Moor (South East of Derby)

