

5

HOUSING

Introduction

- 5.1 The scale and distribution of housing growth within the District to 2028 is a key policy area, with resulting implications for other policy areas in the Local Plan. As a fast growing District, housing in South Derbyshire is in high demand and the policies below seek to ensure that new housing is delivered whilst balancing the needs of existing and future residents.
- 5.2 The housing site policies within this chapter include site specific requirements, individual to the particular site to which the policy refers. Each housing site allocation included in this Local Plan will be subject to the granting of planning permission and the necessary conditions and planning obligations. As such, whilst contributions to, for example, primary and secondary school provision are not listed in the specifics of a policy, such contributions would be expected, as would be the case for any such planning application, whether the site be allocated in the Local Plan or not.
- 5.3 Each of the housing site allocations are shown on a map alongside the policy. The site area of each allocation as indicated on the maps illustrates the full site, not just the developable area. As such landscaping, additional buffers, open space and roads will be included within the site area shown.

Housing Distribution

Around Swadlincote and the Villages

- 5.4 As noted in the Strategic strategy, there is a need to accommodate growth in the Swadlincote urban area to support the continuing revival of the town and to achieve regeneration on brownfield land. Relating to all development options, there will be a need for expanded and/or new facilities at both primary and secondary level and further discussion with the Local Education Authority and others will be needed. In particular, there are serious constraints on the scope to accommodate additional primary school pupils in the Woodville area.
- 5.5 The proposed strategy supports strategic development in key villages in South Derbyshire where this would deliver distinct benefits to those communities:

SITES	No. of Dwellings
Sites started	
Stenson Fields conjoined site	487
Sites with Planning Permission	
Boulton Moor, Elvaston	1058
Primula Way, Stenson	145
Allocations	
Boulton Moor Phase 2	700
Boulton Moor Phase 3	190
Chellaston Fields	450
Wragley Way	1950 ⁽¹⁾
Primula Way	366
Stenson Fields	98
Land off Holmleigh Way	150
Hackwood Farm	290
Completions 2008 - 2012	8
TOTAL ALLOCATIONS	4,194
TOTAL COMPLETIONS & PROJECTED COMPLETIONS	1,698
	5,122 (only including Wragley Way @ 1,180)

Note: (1) of which 1,180 within the Plan period.

Fringes of the Derby Urban Area

- 5.6 There are already outstanding planning permissions (or resolutions to grant subject to legal agreements) for a total of around 2,900 additional dwellings on sites adjoining the Derby Urban Area.
- 5.7 In considering future locations, particular regard has been had to assessment of infrastructure and service capacity. The availability of, and scope for providing new secondary school places though school extensions will not be sufficient to cater for the projected pupil numbers arising from the scale of development proposed in this Local Plan. The location of future strategic scale housing development will therefore be critical in relation to aligning with future school place capacity and providing new facilities in the right places.
- 5.8 Similarly, highways and transport capacities around the Derby fringes are important considerations in selecting the right locations for future strategic scale growth.
- 5.9 In general, our transport assessment work indicates that road congestion around the City is a key issue, and it will be important to mitigate the effects of development so far as possible. Although

development in all locations poses problems in this regard, there is greater potential for serving major new development by a choice of modes of transport to the south and south east of the City. Bus patronage in particular appears to be much more difficult to achieve on sites to the west of the A38.

- 5.10 The impact on the trunk road network is also a key concern and development to the west of the A38 is likely to cause significant problems in terms of traffic which is likely to seek to cross it. In this regard, the Highways Agency remains concerned over additional development in this area in advance of the implementation of grade separation improvements to key junctions on the A38. Whilst trunk road and local highway concerns to the south and south east of the city are serious issues too, the strategic site development options proposed in this Plan will be supported by considerable new infrastructure which, over the wider network as a whole, will largely mitigate the effects of accommodating the scale of development proposed.
- 5.11 In particular, a new 'South Derby Integrated Transport Link' is proposed, connecting a new road (already committed) providing access to the Derby Global Technology Park (the 'T12 road') to Stenson Road at Stenson Fields. This will be sufficient to largely mitigate the effects of development proposed at Sinfin/Stenson Fields, and provide the optimum solution in managing traffic over the road network in southern Derby as a whole.
- 5.12 As regards secondary school places, John Port Academy to the south west of the City at Etwall has limited capacity to accept further pupil numbers, and has very limited scope to expand. Equally, other schools within Derby City are either at capacity or are otherwise needed to support development being promoted in the City of Derby's Local Plan.
- 5.13 School place planning work undertaken jointly with Derbyshire County Council and Derby City Council Education Authorities and local schools, shows that even with expanded secondary schools at Sinfin Community and Noel Baker, at least one additional secondary school with a capacity of up to around 2,000 pupils will be needed within the Plan period. The Council's work with the County and City Education Authorities is ongoing and potential locations are in the process of being filtered down to find the most appropriate site. Funding options are also being considered. The location of the new secondary school will be set out in the Local Plan Part 2.
- 5.14 The Strategy favours the allocation of sites to the south and south east of Derby, these being the most suitable broad locations with respect to future secondary school provision, in addition to those which already have planning permission, in meeting future housing needs.

- 5.15 Development to the south and south east of the City is also capable of being contained within firm southerly defensible boundaries offered by the A50 where the landscape is better able to accommodate major development, in contrast to areas further west which would result in more obvious intrusions into attractive open countryside.
- 5.16 Accordingly the following sites/broad locations are identified for development and are each shown on an individual map.

SITES	No. of Dwellings
Sites started	
Castleton Park, Swadlincote Lane, Swadlincote	206
Woodville Woodlands	64
Calder Aluminium, Repton Road, Willington	42
Land at Station Road, Melbourne	32
Former Kwik Save, Alexandra Road, Swadlincote	51
Former Clayton Works, Hatton	41
Cadley Hill, Burton Road	215
Other Small Sites	157
Sites with Planning Permission	
Highfields Farm, Findern	981
Drakelow Power Station, Drakelow	2,239 ⁽¹⁾
Depot housing site, Darklands Road, Swadlincote	165
Rose Hill Works, Off Swadlincote Lane, Woodville	53
Playing Field adj Wellwood Rd/Chestnut Avenue	24
Former Dilkes Garage, Hill Street, Swadlincote	18
33 - 59 Court Street, Swadlincote	14
1 Frederick Street, Swadlincote	23
North of 26 The Rise, Swadlincote	10
23 Coppice Side, Swadlincote	14
22 Coppice Side, Swadlincote	20
Hardwick, Coleman & Whotton, Swadlincote	13
Kathglow, Dominion Road, Swadlincote	12
47-51 Alexandra Road, Swadlincote	15
Land at Repton Road, Willington	58
Allocations	
Broomy Farm	400
Land to north east of Hatton	400
Land in the vicinity of Church Street/Bridge Street & Gresley FC site	400
Land north of William Nadin Way/west of Depot	600
Land off The Mease, Hilton	375
Land off Longlands, Repton	100
Etwall	100
Former Aston Hall Hospital, Aston	100
Part 2 Site Allocations	600
Potential Windfall allowance	450
Completions 2008 - 2012	1,756
TOTAL ALLOCATIONS	3,525
TOTAL COMPLETIONS & PROJECTED COMPLETIONS	6,223
	8,789 (only including Drakelow @ 1,280)

Note: (1) of which 1,280 within the Plan period.

The Settlement Hierarchy

- 5.17 The overall strategy for the distribution of housing is guided by a Settlement Hierarchy. The Settlement Hierarchy provides a greater degree of specificity to the location of future housing supply for the strategic sites in Part 1, the small site allocations in Part 2 and for future windfall planning applications. This has been informed by a comprehensive assessment of all settlements together with other potential development locations throughout the District, and their capacity to accommodate development by virtue of the range of services and facilities they offer.

Policy H1 Settlement Hierarchy

A The location of further residential development will be determined in accordance with the following settlement hierarchy:

- i) Urban Areas - Development of a range of scales up to and including strategic sites and affordable and cross subsidy exceptions sites of up to 25 dwellings will be promoted in appropriate sites within and adjoining Swadlincote including Woodville and as extensions to the urban areas of the City of Derby and Burton upon Trent.**

It is anticipated that 200 dwellings will be allocated within these locations in Part 2 of the Local Plan.

- ii) Key Service Villages - Development of a range of scales up to and including small strategic sites and affordable and cross subsidy exceptions sites of up to 25 dwellings will be promoted in appropriate sites and according to individual settlement circumstance, within the following settlements:**

Aston on Trent	Overseal
Etwall	Repton
Hatton	Shardlow
Hilton	Willington
Melbourne	

- iii) Local Service Villages—Development of a local scale (up to 15 dwellings) and local scale affordable and cross subsidy exceptions sites of up to 15 dwellings will be promoted in appropriate sites and according to individual settlement circumstance within the following settlements:**

Findern	Newton Solney
Hartshorne	Rosliston
Linton	Stanton

**Ticknall
Netherseal**

Weston on Trent

It is anticipated that sites for 404 dwellings will be allocated in Key and Local Service Villages through Part 2 of the Local Plan.

- v) Development of limited infill and conversion of existing buildings and local scale affordable and cross subsidy exception sites of up to 12 dwellings will be promoted on appropriate sites and according to individual settlement circumstance within the following settlements classed as Rural Settlements:**

Ambaston	Egginton	Radbourne
Barrow Upon Trent	Elvaston	Scropton
Foremark	Stanton by Bridge	Bretby
Foston	Smisby	Burnaston
Ingleby	Sutton on the Hill	Cauldwell
Kings Newton	Swarkestone	
Church Broughton	Lees	Thulston
Coton in the Elms	Long Lane	Trusley
Coton Park	Lullington	Twyford
Dalbury	Marston on Dove	
Walton on Trent	Drakelow Village	Milton

It is anticipated that sites for around 96 dwellings will be located in Rural Villages through Part 2 of the Local Plan.

- vi) Rural Areas - Development of limited infill and conversion of existing buildings will be acceptable within any settlement not classes elsewhere in the hierarchy.**

Explanation

- 5.18 Once strategic and smaller scale development sites have been allocated, the hierarchy will provide the basis for assessing planning applications for development on unforeseen 'windfall' sites.
- 5.19 Careful and on-going monitoring of changes in services and facilities will be undertaken and, where necessary, adjustments will be made to the hierarchy in future reviews of the Plan.
- 5.20 In line with the hierarchy, the Strategy directs larger development sites to those areas which offer a degree of self-containment in terms of availability of everyday services and facilities. In particular, priority is afforded to those places which are served by high quality public transport services offering sustainable travel at frequent intervals throughout the day and evening to employment and higher order

service destinations. Similarly, the availability of a convenience shop offering a range of day-to-day goods, combined with other community and civic facilities are recognised as being essential ingredients to sustainable communities.

Housing Site Policies

Policy H2: Land north of William Nadin Way, Swadlincote

- 5.21 The site consists of three housing parcels on land to the west of Swadlincote which fall within the area from Park Road in the west, to the current Council Depot in the east and south to William Nadin Way. A golf course and driving range is currently under construction on the central part of the wider area. On the north and east boundaries of the site lies residential development and employment development lies beyond William Nadin Way on the southern boundary of the site.
- 5.22 The site represents former mineral workings and is now classed as greenfield land. There is some landfill on part of the site. The site lies within the National Forest.
- 5.23 Access to the site will be off William Nadin Way for the parcels of land to the east of the site and Park Road for the other two parcels of land to the north east and east of the site.
- 5.24 Swadlincote town centre is less than 2km away to the east and as such the site is accessible to a range of shops, services and community facilities, public transport as well as employment opportunities across Swadlincote.

POLICY:

A Residential development on Land north of William Nadin Way, Swadlincote for around 600 dwellings.

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

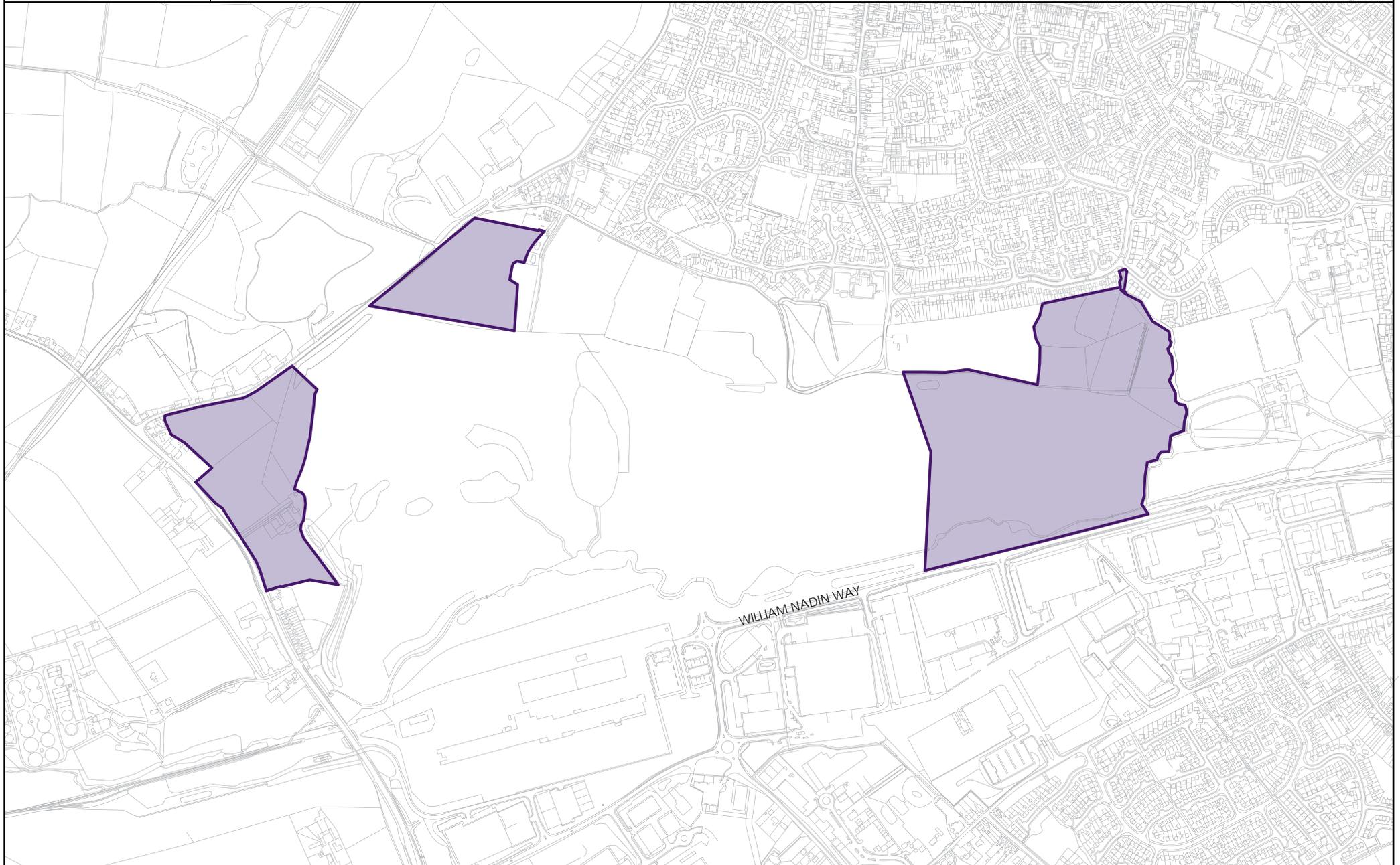
- i) Consider the site holistically with other development and open space enhancement opportunities;**
- ii) A mix of dwelling types shall be provided across the three parcels of land which complement each other;**
- iii) The provision of recreational and community facilities;**
- iv) The presence of Coal Mining Legacy and resulting potential**

for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;

- v) An appropriate buffer in agreement with the Council to be placed around the Breach Ley Farm Meadow County Wildlife Site;**
- vi) An appropriate easement along watercourses on the site free of built development;**
- vii) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route.**



Housing Policy 2: Land North of William Nadin Way, Swadlincote



Policy H3: Land at Church Street/Bridge Street/Football club site, Church Gresley

- 5.25 This location is made up of three sites. The principal site lies adjacent to Church Gresley, is a greenfield site and is contained by residential development on the north and east boundary of the site and National Forest Planting (Church Gresley Wood) to the south and west of the site. The smaller site lies in close proximity to the principal site and is also adjacent to the built up area of Church Gresley. The site is vacant brownfield land that was formally a pottery. The existing football ground lies to the north of the principal site and is currently used by Gresley FC.
- 5.26 Swadlincote Town Centre is 2km to the north; the A444 lies to the west and the A514 and A511 to the east. The sites are accessible to a range of shops, services and community facilities including St George's Primary School. Additional land for the extension to St George's Primary school will be secured through the development of the principal site. The development of the wider location offers the opportunity to provide for an extension to St George's Primary School and a replacement football club for Gresley FC on the smaller site (Bridge Street), as they have outgrown their current premises. All the sites lie within the National Forest.
- 5.27 Access to the principal site is expected to be from Rockcliffe Close and access to the smaller site for the proposed replacement football ground will be from Bridge Street.

POLICY:

A Residential development on Land at Church Street/Bridge Street/ Football club site, Church Gresley for around 400 dwellings.

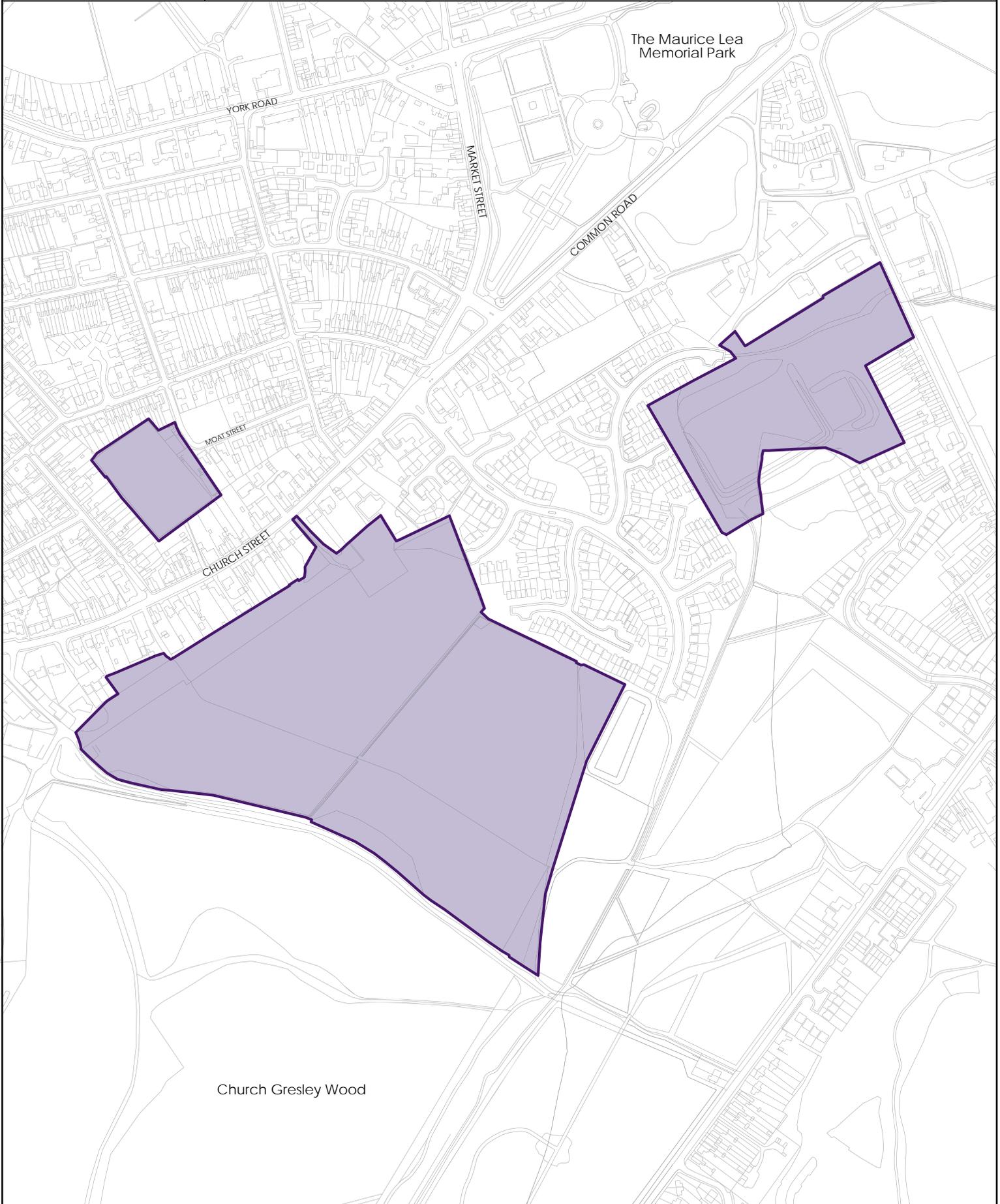
B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) Developer contributions for additional land to enable an extension to St George's Primary School;**
- ii) Consideration needs to be given to the provision of a new football ground on the Bridge Street site of an acceptable standard in terms of quality, with contributions achieved where viable;**
- iii) Consideration will also need to be given to any undue adverse impact on nearby occupiers which may require mitigation of the visual impact to be put in place;**

- iv) Access points to serve the sites shall be developed appropriately;**
 - a) Principal Church Street site – access to be from Rockcliffe Close;**
 - b) Bridge Street proposed football club site – access from Bridge Street;**
 - c) Existing Gresley FC site – access from Moat Street;**
- v) The presence of coal mining legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;**
- vi) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route.**



Housing Policy 3: Land at Church Street/Bridge Street/Football Club Site, Church Gresley



Policy H4: Land at Broomy Farm, Woodville

- 5.28 Land at Broomy Farm lies adjacent to the built up area of Midway and Woodville. The site falls across the Hartshorne and Woodville Parish areas. The site sits behind Granville secondary school. The site currently comprises agricultural fields that are interspersed with hedgerows and trees along the boundaries. Within the western part of the site there is a disused railway cutting. The site lies within the National Forest.
- 5.29 Development of the site would form an infill of the area between Woodville and Midway. The site is contained by development on the west, east and southern boundaries of the site and the countryside in-between Woodville and Hartshorne on the north eastern boundary which also contains buildings related to Broomy Furlong. A landscape buffer on this side of the site will help mitigate the development impact on the surrounding countryside and create a new defensible urban edge.
- 5.30 Swadlincote Town Centre is 2.6km away to the south west. Woodville provides a range of services and facilities accessible from the site.
- 5.31 Development of the site would generate additional traffic, which would need to be managed on the A514, the A511 and the Clock Island junction. Provision of a link road from the A514 to the A511 through the site will help mitigate the developments impact on the surrounding road network.

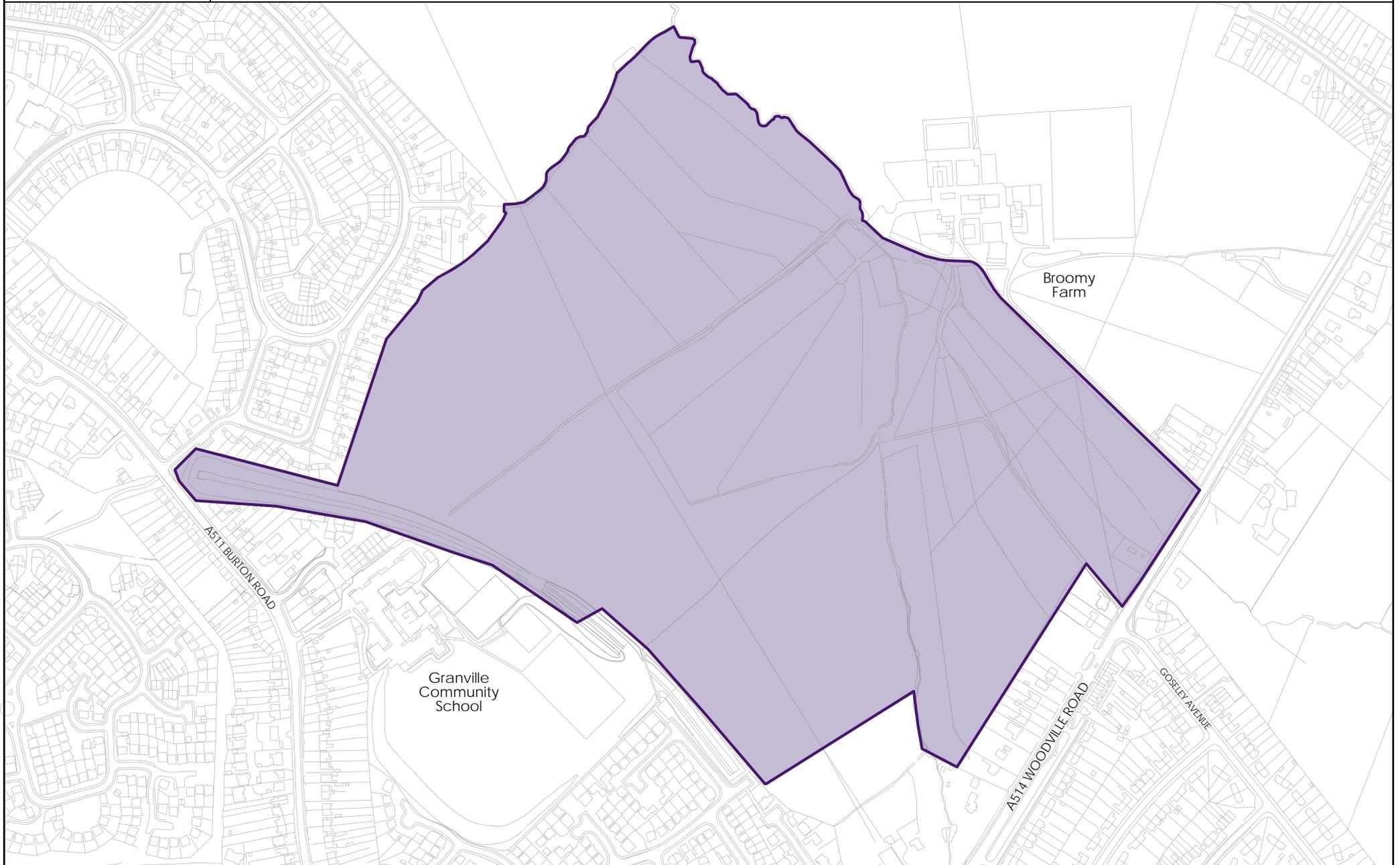
POLICY:

- A Residential development on Land at Broomy Farm, Woodville for around 400 dwellings.**
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:**
- i) A significant green buffer and landscaping on the north east boundary of the site, to help soften the housing development impact on the surrounding rural landscape creating a new urban edge and linking into the surrounding green infrastructure;**
 - ii) The provision of a road from the A514 to the A511 through the site, to help mitigate the developments impact on the surrounding road network and contributions toward any other means to mitigate the transport impact of the development. The road link will need to be designed appropriately to avoid the use of the road as a 'rat - run';**

- iii) High quality pedestrian and cycle links shall be provided within the site and connecting to existing and proposed net works;**
- iv) A strategy to deal with foul water associated with site development to be submitted alongside any development proposal;**
- v) Consideration of improvements in community facilities in the surrounding area;**
- vi) The hedgerow along the watercourse shall be retained where practicable and a significant buffer to the southern edge of the site shall be provided to help reduce the housing development landscape and visual amenity impacts from viewpoints to the south.**



Housing Policy 4: Land at Broomy Farm, Swadlincote



Policy H5: Council Depot

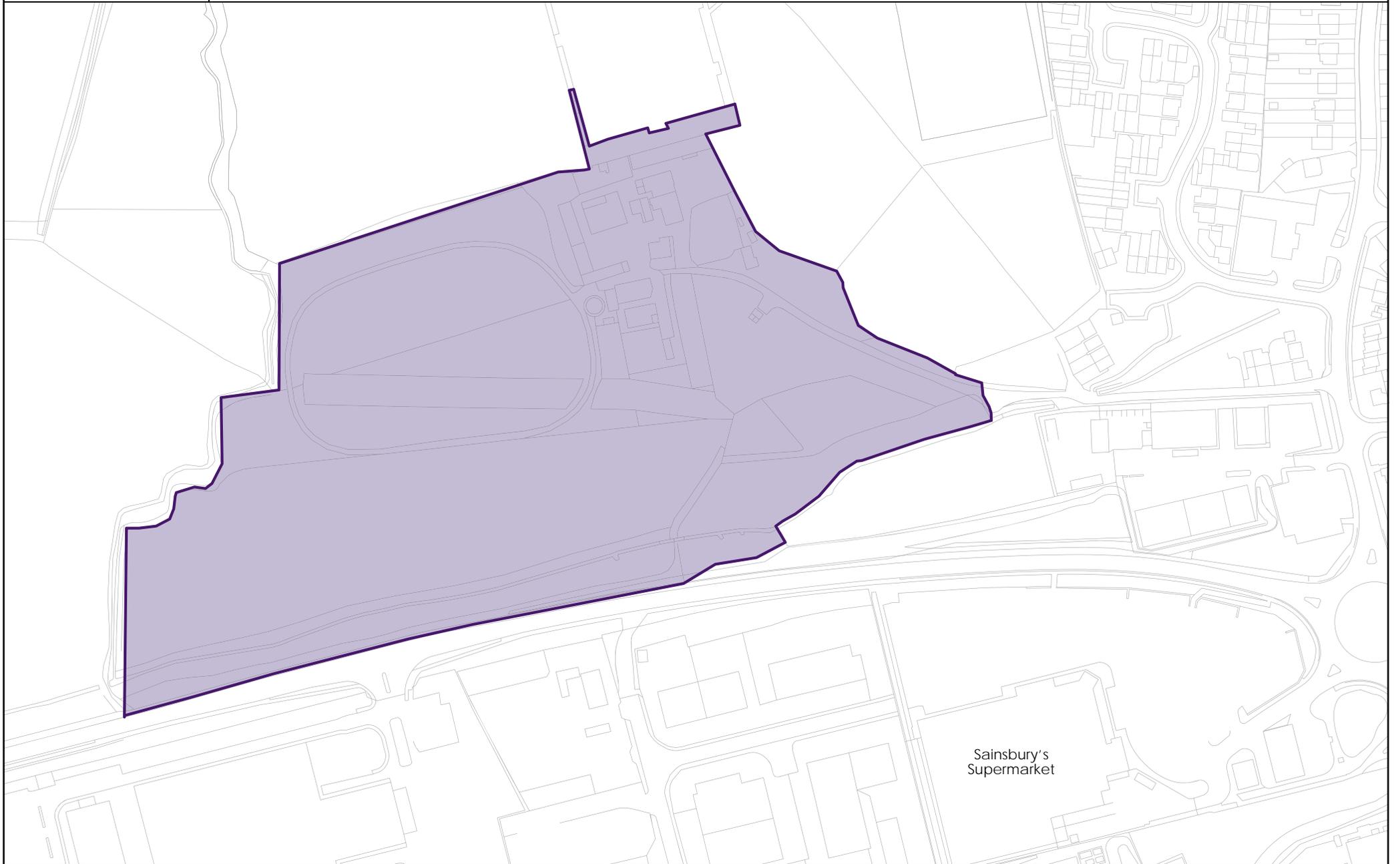
5.32 The Council Depot lies to the north west of Swadlincote Town Centre and is well related to the built up area of Swadlincote. The site is accessible to a range of shops, services, community facilities, public transport as well as employment opportunities across Swadlincote. To the west of the housing is land to the north of William Nadin Way which is allocated for 600 dwellings.

POLICY:

- A Residential development on land at the Council Depot for around 160 dwellings.**
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:**
 - i) Landscape features of the site shall be retained;**
 - ii) No development shall take place in areas of high flood risk around the Darklands Brook;**
 - iii) The presence of Coal Mining Legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications.**



Housing Policy 5: Land at the Council Depot, Swadlincote



Policy H6: Drakelow Park

5.33 Drakelow Park, at the site of the former Drakelow Power Stations (A and B), is predominantly brownfield land which is to the south west of Burton on Trent in East Staffordshire and is approximately 3km away from Burton on Trent.

5.34 The site relates well to the existing urban area of Burton on Trent. The development will be phased and it is crucial that a comprehensive approach to delivery of the site is undertaken to ensure that infrastructure is delivered at the right time.

POLICY:

- A Residential development on land at Drakelow Park, Drakelow for up to 2239 dwellings.**
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:**
 - i) The provision of a 2 form entry primary school on site;**
 - ii) In agreement with the Council, a restricted number of dwellings to be allowed prior to the opening of the Walton By-Pass;**
 - iii) Pedestrian and cycle routes shall be provided both within the site and connecting to existing and proposed networks;**
 - iv) The provision of one or two local retail centres commensurate with the size of development to provide for day to day needs of the wider neighbourhood. The local centres should be the focal points within the development as a whole;**
 - v) The refurbishment of the listed buildings on the site and protection of their settings;**
 - vi) Retain and enhance areas of existing woodland on site to help integrate development into the wider landscape.**



Housing Policy 6: Drakelow Park, Drakelow

