
Submission Version 2

Willington Neighbourhood Plan

2023-2041



*Produced by Willington Neighbourhood Plan Group
on behalf of the residents of Willington*



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Common Abbreviations

AECOM	Name of national consultancy used to provide technical support through the Locality programme - they produced the Housings Needs Assessment and the Design Codes documents
DCC	Derbyshire County Council
DWT	Derbyshire Wildlife Trust
EV	Electric Charging
HMA	Housing Market Area
HRP	Household Reference Person
LPP 1	Local Plan Part 1 (South Derbyshire District Council's)
eLPP 1	The emerging Local Plan Part 1
LPP 2	Local Plan Part 2 (South Derbyshire District Council's)
LWS	Local Wildlife Site
NPPF	National Planning Policy Framework
NPG	Neighbourhood Plan Group
ONS	Office of National Statistics
SDDC	South Derbyshire District Council
SGAs	Significant Green Areas
SHMA	Strategic Housing Market Area
SuDs	Sustainable Drainage Systems
SHELAA	Strategic Housing and Economic Land Availability Assessment

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Foreword

Willington Parish Council started a consultation with residents in 2019 asking for input and feedback about the future plans and desires for Willington. Over 120 residents attended, and it was agreed that Willington required a Neighbourhood Development Plan (NDP). Shortly after this, an application was made to South Derbyshire for the designation of Willington Parish as a Neighbourhood Development Area.

Steered by the Parish Council, some 40+ residents volunteered to form discussion groups to identify the issues, challenges, wants, needs and desires for Willington in the next 15+ years. The group lost some momentum during Covid isolation but picked up again with a survey of all residents in Willington in 2021. Approximately 1/3rd of households completed either the paper or online survey which provided some valuable insight into the thoughts of residents.

An active working group was formed to take the wishes and feedback from these surveys and to turn them into a Neighbourhood Plan. Grant funding was sourced and an expert NDP consultant (Helen Metcalfe) was brought in to ensure that the NDP would pass the rigorous technical requirements.

There is a lot that Willington residents are rightly proud of, and the group has aimed to enhance and protect these key assets and characteristics. The popularity of Willington brings many challenges though, namely recent expansion, traffic, flooding and the need to ensure suitable accommodation is provided for different generations.

Willington has a strong heritage with trade originally on the River Trent, later the Trent Mersey Canal, followed by Railway and more recently on the junction of 2 major A-roads. These transport networks criss-cross and surround the Parish Boundary and provide opportunity and challenges in equal proportions. Throughout its history though, Willington has retained its Village status with greenfield separation between neighbouring villages. Willington has however grown and now has 1000+ houses and is deemed as a Key Service Village in South Derbyshire due to its location and facilities.

Factual evidence has been gained from the 2021 Census data and also analysis by professional planning specialists (AECOM) to identify the risks and opportunities we face in the next 15 years. Willington will continue to develop but the process of having an agreed NDP will ensure that residents' opinions will help to shape our own future whilst landscape policies will help to resist inappropriate speculative developments on unsuitable green fields and areas at risk of flooding

The NDP aims to recognise the heritage, public-facilities, environmental, conservation, educational, health & wellbeing, and community requirements now and for the next 15-years.

The production of this plan has taken considerable time and has not been an easy process. I would like to thank the original volunteers, the volunteer working group made up of Parish Councillors and members of the Public, our Clerk, Helen Metcalfe and South Derbyshire District Council for their hard work and assistance in the production of this plan.

John Houghton

Chair of Willington Neighbourhood Development Plan.

Brian Davis, Phillip Allsopp, Mark Bartram, Chris Mead, Mark Bassett, Sophie Mead, Sue Carter, Alex Davenport. Working Group Committee over the duration of plan.

1 The Willington Neighbourhood Plan

- 1 The Willington Neighbourhood Plan (hereafter the WNP) is a document produced in accordance with the Localism Act 2011 by the Willington Neighbourhood Planning Group (hereafter the NPG), on behalf of Willington Parish Council who are the Qualifying Body for the purposes of producing this Neighbourhood Plan.¹
- 2 Once the Plan has been ‘made’ by South Derbyshire District Council (hereafter SDDC) it will form part of the Development Plan for South Derbyshire District, which also includes the Local Plan Part 1 (LPP 1), which is the strategic element, adopted June 2016 and Local Plan Part 2 (LPP 2), which is the non-strategic housing and detailed development policies plan, adopted November 2017, and the saved policies in the Minerals Local Plan for Derby and Derbyshire County Council.
- 3 The WNP is in general conformity with the strategic policies contained in SDDCs Local Plan Part 1 and Local Plan Part 2 (hereafter referred to as LPP 1 and LPP 2), the NPPF and DCC policies. As the WNP was being prepared SDDC was reviewing its Local Plan Part 1 and produced a Publication Version Draft Local Plan Part 1 March 2025 (hereafter the LPP 1 Review), which will be adopted by winter 2025/26.
- 4 The Review updates Part 1 *‘to deal with the critical issue of meeting unmet housing need arising from the Derby Urban Area’*.²
- 5 The LPP 2 is being saved in its entirety. After the Part 1 Review has been adopted SDDC will undertake a wholesale revision of Part 1 and Part 2 *‘a full review of the plan will be required to begin on adoption of the Part 1 plan update.’*³
- 6 The WNP has been informed by the evidence base available for the LPP 1 Review, particularly the Derby HMA Growth Options Study 2021 and the Strategic Housing and Economic Land Availability Assessment 2022.
- 7 SDDC were not able to provide a Housing Requirement Figure for Willington Parish when this neighbourhood plan was being prepared.
- 8 There is no expectation of additional major development in Willington Parish (at least until the LPP 1 Review and LPP 2 have been reviewed and a new Local Plan approach set out in a combined document), other than that permitted by LPP 1 Policy H1. This allows for up to 25 dwellings either within the Settlement Boundary or up to 25 adjoining the Settlement Boundary, where it is a rural exception site.⁴
- 9 The WNP will be reviewed in 5 years’ time at which point it may need to be amended to align with a new Local Plan approach.
- 10 Given the planning policy context at District level, it is important that there is close liaison with SDDC officers throughout. As new evidence has become available this has continued to inform the content of the WNP.

¹ The parish was designated a Neighbourhood Plan Area in May 2020

² See para 1.6 of the Draft Local Plan Part 1 Review

³ See para 1.42 of the Draft Local Plan Part 1 Review

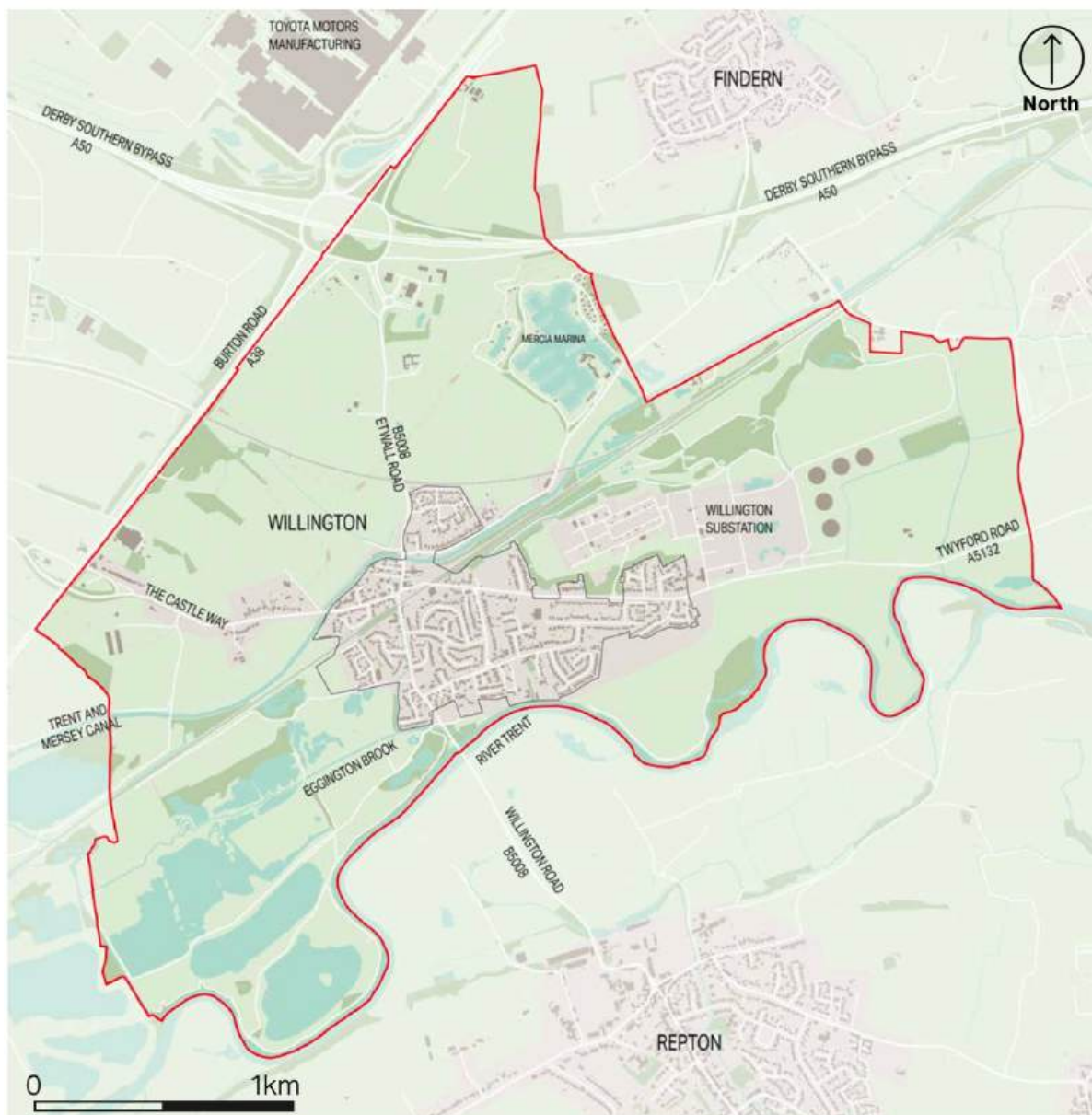
⁴ Definition of Rural Exceptions Sites in the NPPF Annex 2: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.

- 11 The WNP covers the period to 2041 in accordance with the time frame of the LPP 1 Review.⁵ The evidence base for housing growth for the Greater Derby HMA has also been used but this extended to 2050 which was considered too long a time frame for a Neighbourhood Plan.
- 12 The Plan will have significant weight in the determination of planning applications. The Plan will be used by;
 - a) The Planning Service at South Derbyshire District Council (the local planning authority) in assessing future planning applications, and
 - b) Developers as they prepare planning applications for submission to South Derbyshire District Council,
 - c) The Parish Council in responding to consultations on applications,
 - d) Planning Inspectors to help assess planning appeals.
- 13 The WNP policies form a framework and, along with the supporting documents, this will guide development over the Plan period.
- 14 The WNP has been prepared by the Willington Neighbourhood Plan Group on behalf of Willington Parish Council and supported by a planning consultant funded by the Locality Grant programme.

The Plan area covers the Parish of Willington (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was designated by SDDC in May 2020.

⁵ See <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/local-plan-review?chapter=4>

Map 1a Willington Parish Neighbourhood Plan Designated Area



KEY

- Neighbourhood Area
- Settlement Boundary

15 A number of District – wide documents that support the preparation of the emerging Local Plan have been used these are the:

- a) Strategic Housing and Economic Land Availability Assessment 2022
- b) Strategic Housing Market Assessment 2019 – 2028 GL Hearn
- c) Derby HMA Growth Options Study 2021 – AECOM

- d) DCC Landscape Character Assessment 2009

16 Studies for Willington Parish have also been commissioned by the NPG as follows⁶:

- a) Design Guide and Codes AECOM 2022
- b) Housing Needs Assessment AECOM 2022
- c) Site Assessment AECOM 2023
- d) Housing Needs Assessment Quantity Addendum AECOM 2024

2 The need for a Neighbourhood Plan

- 17 Willington is classed as a Key Service Village. In the last 10 years 77 dwellings off Etwall Road were granted under application⁷, 39 dwellings were on a former employment site⁸ and 58 dwellings and a medical centre were built on agricultural land⁹.
- 18 All these major sites are within Willington's Settlement Boundary (as defined in the LPP 2). The scheme off Etwall Road, called Peace Haven has been well received by the local community, being considered a well-designed scheme in terms of house style, layout and landscape.
- 19 The 2021 Census data showed there has been a 15% increase in population and 23% increase in households in the Parish since 2011. (See the Section below for more statistics on the Parish).
- 20 There is keen developer interest in the land for housing and employment uses around Willington. This is evidenced in the response to the call for sites undertaken by SDDC. This is not surprising given Willington's location, being in close proximity to the A50 with good access to Derby and large employment sites (which are outside the Plan Area) such as Nestle's facilities at Hatton, the Toyota Manufacturing Plant and Hilton Business Park.
- 21 SDDC is required to consider the housing and employment needs of the District in the context of a Housing Market Area that includes Derby City and Amber Valley. This is reflected in the geographical coverage of SDDCs initial evidence base for the Local Plan review, for example the Derby Housing Market Area Growth Options Study¹⁰ and the Employment Land Review.
- 22 Despite Willington's recent expansion and the proximity of Derby and major employment sites, it still retains a strong rural character with a vibrant local community. The canal, river and marina provide a focus for pubs and cafes and country walks. The combination of a historic rural setting, accessibility along the canal and water based activity means the Parish is a growing attraction for tourists and their spend supports local businesses.
- 23 The Parish Council were conscious of SDDC's need to review the Local Plan and consider locations for additional housing and employment uses. They were also conscious of the need to provide analysis of the local landscape and a more detailed understanding of how the Village functions to ensure that the character so valued by local people is protected.
- 24 This seemed the right time to engage the local community and seek to influence this wider process. The key aims of the WNP are set out below.

⁶ The supporting documents are available at <https://www.willingtonparishcouncil.gov.uk/neighbourhood-development-plan>

⁷ See 9/2013/0745

⁸ See 9/2018/0008

⁹ See 9/213/0762

¹⁰ See <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/evidence-base-2/district-wide-and-derby-hma-evidence> page 112 - 115

Willington Neighbourhood Plan Key Aims

Protect Willington's rural character and historic identity so that it will continue to be a great place to live and destination for visitors by:

- a) protecting heritage assets (like the Canal and other buildings of local heritage value),**
- b) establishing a locally specific design code for future development,**
- c) protecting existing community facilities,**
- d) supporting the vitality and viability of the local shops and services,**
- e) supporting the success of the Marina as a visitor destination,**
- f) protecting and improving the biodiversity of the parish,**
- g) encouraging more walking and cycling,**
- h) protecting the landscape character of the parish,**
- i) promoting locations within or adjoining the settlement boundary that minimises the impact on the landscape and is,**
- j) ensuring the new housing includes types and tenure to meet local needs,**
- k) ensuring the scale of development is proportionate to the capacity of the existing services and facilities.**

25 This Neighbourhood Plan process has provided the opportunity for the NPG to work collaboratively with its businesses and residents, SDDC, and other bodies to shape how the parish will evolve up to 2041.

3 Consultation

26 The NPG recognise that consultation is key to successfully developing a Neighbourhood Plan. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the area.

27 The NPG engaged with their community from the start. To ensure the Plan focused on the issues that mattered to local people most, NPG members sought conversation and comment using a variety of engagement methods. The first consultation was a community questionnaire in November 2021. This engagement ensured that it was the community that set the priorities for the Neighbourhood Plan.

28 There was also an effective use of social media with regular face book posts updating the community on progress and consultation events etc and all the neighbourhood plan documents were hosted on the PC web site ensuring transparency in the accumulation of the evidence base.

29 The key consultation events and activities that shaped the production of the Plan will be summarised in the Consultation Statement.¹¹

¹¹ This will be available on the NPG web site when the neighbourhood plan is submitted to SDDC

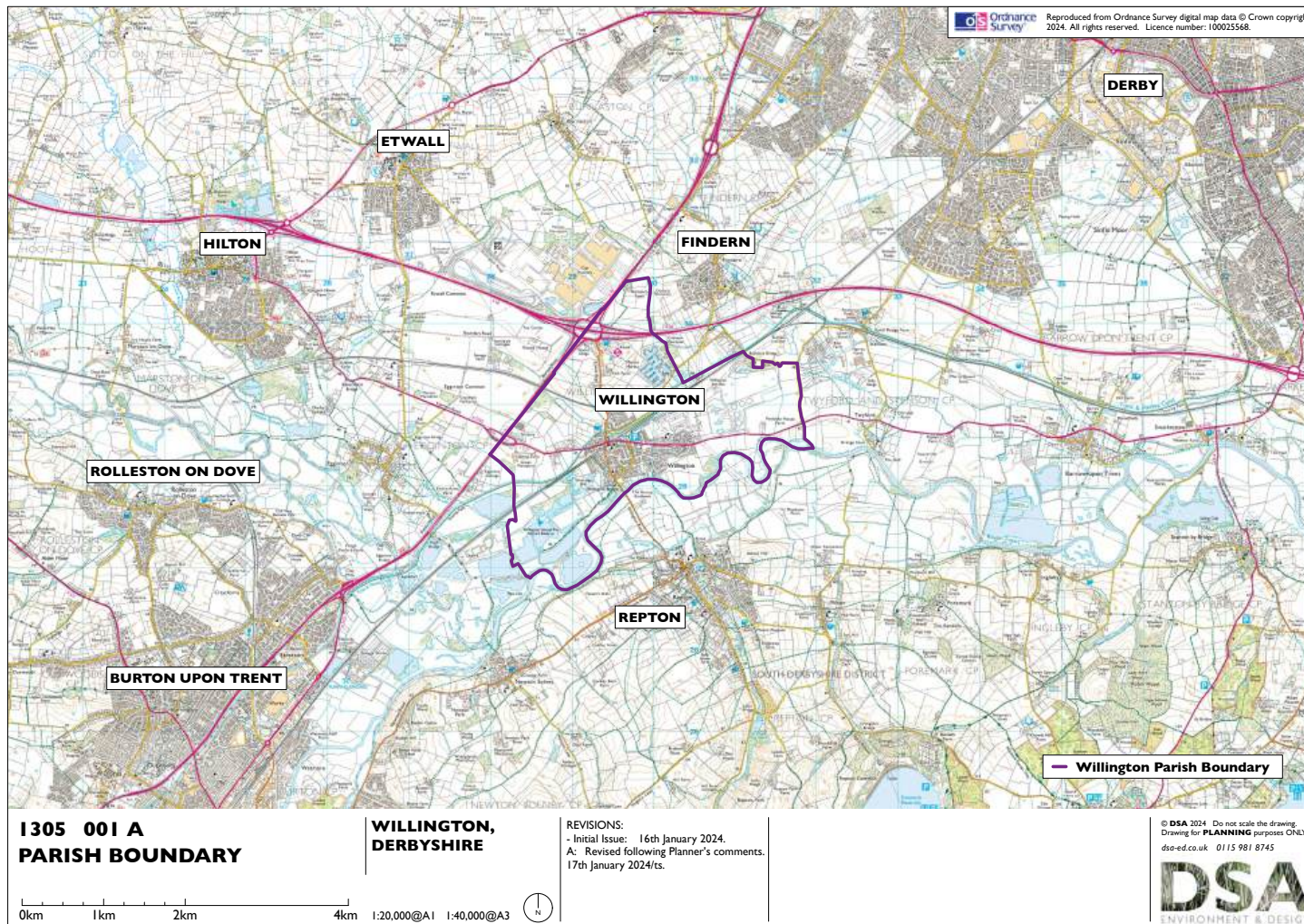
4 Willington in Context

Location and Context

- 30 Willington lies approximately 6 miles south- west of Derby and 5 miles north-east of Burton-on-Trent. The Neighbourhood Area is approximately 7km². Willington is situated between the River Trent and the Trent and Mersey Canal in South Derbyshire.
- 31 The Village is at the crossroads of the north–south B5008 road, and the east– west A5132 road. The A5132 carried a lot of Nottingham to Stoke-on-Trent traffic before the A50 road was opened in September 1997.
- 32 The area has been settled for millennia with evidence of a settlement from the Beaker period (2475–2315 BC) excavated in gravel beds by the River Trent. St Michael's church in Willington dates from the 12th century.
- 33 Willington is essentially a small rural Village which has been greatly enlarged by residential development since the 1920's and more noticeably, the 1960's onwards. Much of this development however is built around and on top of considerable historical infrastructure which has dictated the Village form and left a number of notable buildings which gives clues to how the Village developed and what needs to be protected.
- 34 The Trent and Mersey Canal, on its completion in 1777, was the greatest civil engineering project yet carried out in England.¹² The intention of the Canal was to link the east and west ports of Liverpool and Hull across the country, by means of connecting the two principal rivers that led into Liverpool (the River Mersey) and into Hull (the River Trent flows into the River Humber at Trent Falls, just west of Hull). The Canal had a dramatic effect on the growth of the village, and this led to the development of a small inland port in Willington. The arrival of the railway in the 1800's meant a gradual decline in the use of canals for transport and industry. Today the Canal is a recreational asset and a valuable habitat for wildlife.
- 35 The bridge over the River Trent at Willington was built in 1836 and was one of the last main road toll bridges in England. It was not made free until 1898.
- 36 Mercia Marina is Derbyshire's largest waterside marina attraction, a shopping and holiday destination with more than 20 businesses, including shops, restaurants and coffee houses as well as boat trips and walks along the Canal. It can accommodate 630 boats with 345 classed as residential boats.
- 37 Willington's built-up area is divided by the Canal and railway into three parts. The bulk of the Village area sits between the River Trent (to the south) and the Trent and Mersey Canal (to the north). The modern centre of the Village lies between the Canal and the railway line. A ribbon of residential development extends beyond the established settlement boundary to the west along The Castle Way towards the A38. A cluster of new housing is located north of the Canal and to the east of Etwall Road.
- 38 The former Willington Power Station is located to the east of the Village; its five cooling towers dominate the skyline. The site was decommissioned in the 1999. Constraints including flood risk, and the limitation of the highway network (including the junction in the centre of Willington) have limited the redevelopment of the site for alternate uses.
- 39 The community's strong preference is for the Power Station site to be a location for renewable energy (as evidenced in consultation 2022).

¹² See Trent and Mersey Canal Conservation Area Statement at <https://www.southderbyshire.gov.uk/our-services/climate/climate-environment-projects/conservation/conservation-areas>

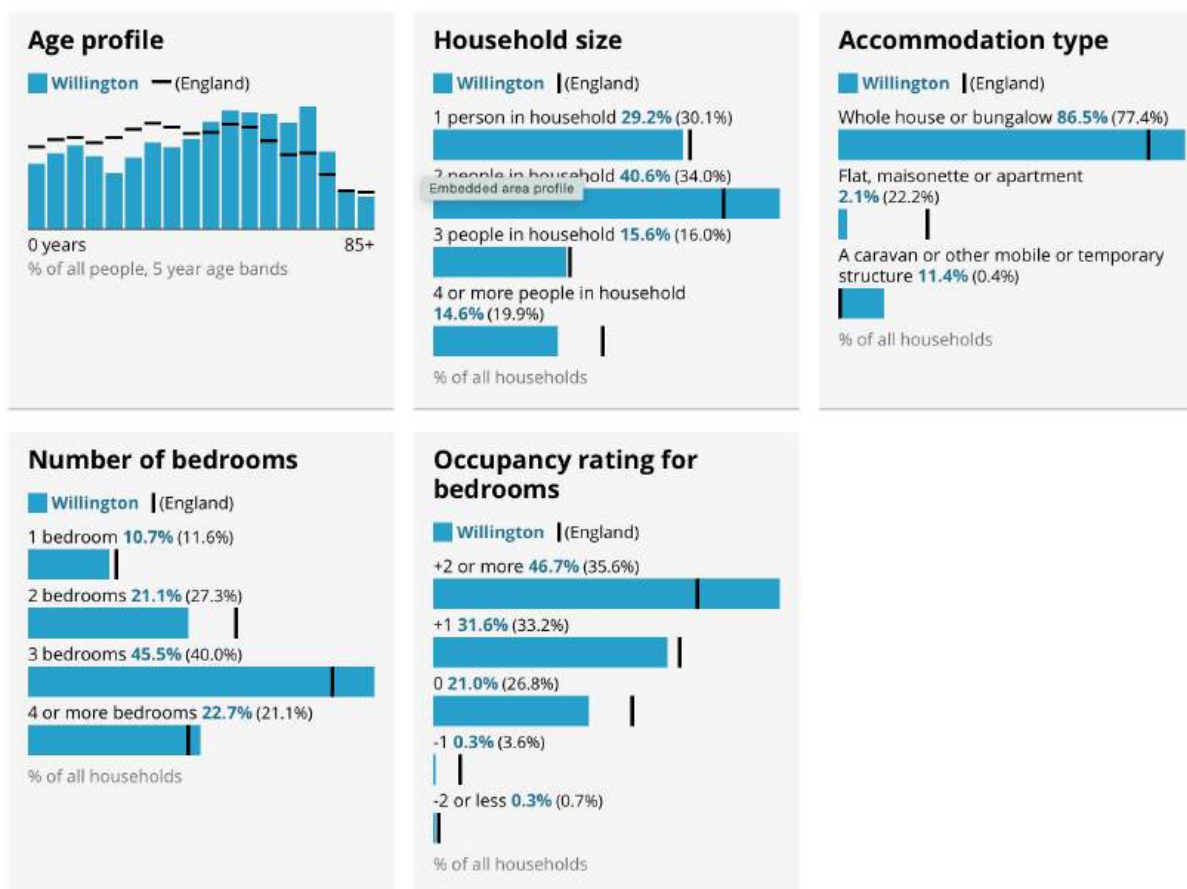
Map 1b Showing Willington Parish in relation to the Wider Area



Facts and Figures

- 40 In 2021 there were 3,300 residents living in 1,500 households¹³. This compares to 2011 when there were 2,862 people living in 1,224 households. This is a 15% increase in population and 23% increase in number of households over the 10 years.
- 41 The tables below are statistics for Willington Parish taken from the 2021 Census. The tables show that compared to the national average, in Willington the age profile is older, there are more single-family households and there are fewer flats and more houses. The higher % of caravans or other mobile structures for accommodation is due to the number of lodges at the Marina. There is also a higher proportion of 3 and 4 bed homes. Occupancy rating shows that nearly 80% of properties are under occupied with 46.7% having two or more spare bedrooms.

Figure 1



Source: Office for National Statistics - Census 2021

¹³ Census 2021 – ONS round the numbers to the nearest 100

5 Community Vision

- 42 This Vision has been prepared by the NPG and has been endorsed by the community based on the consultation events.

By 2041, Willington will continue to be a thriving, safe and friendly village, where people can live, work and play. We will maintain and enhance our Village while supporting sustainable development that respects the village’s character and improves facilities for the benefits of all residents and visitors alike.

6 Community Objectives

- 43 Based on the Vision and through further consultation, the NPG members have identified community objectives.

Community Objective 1 Retaining Village Character

To ensure future development is of a scale and in a location that ensures Willington Village retains its character and identity.

Community Objective 2 Making the most of the Canal and River

To maximise the benefits of the Trent and Mersey Canal and River Trent as green corridors for wildlife and the Trent and Mersey Canal as a walking and cycling route.

Community Objective 3 Protecting Biodiversity and Landscape Character

To ensure the biodiversity of the parish is protected and enhanced as part of new development. To protect and enhance the parish landscape, its parks and other green spaces and surrounding open countryside and to recognise the value of views and vistas into and out of the rural setting of the parish.

Community Objective 4 Improving the Core of the Village

To improve the quality of the public realm in the village centre, making it more pedestrian friendly and creating more spaces to dwell.

Community Objective 5 High Quality Design

To ensure that all new development is designed to a high standard that reinforces existing character, boundary treatment should include trees and hedgerows where possible. Near the canal and in the Conservation Area, development should respect the historic character of the area in the use of materials, form and layout.

Community Objective 6 Homes for all ages

To ensure new development brings forward a mixture of house types and tenures particularly 2-3 bed dwellings and housing suitable for older people (including bungalows) with the latter close to local services.

Community Objective 7 Getting Around

To create a well-connected, accessible and legible street network that prioritises active travel, making walking and cycling a convenient choice. To enhance the Canal tow path maintaining and, where possible, increasing the network of footpaths, providing direct access to the open countryside.

Community Objective 8 Net Zero Carbon

To support innovative solutions to the construction of new buildings (and retrofitting existing buildings) and energy generation that accelerates development to net zero carbon.

Community Objective 9 Supporting Local Facilities

To contribute to an improving quality of life for Willington's residents by seeking opportunities to maintain and enhance the social vitality of the parish by supporting the existing facilities (from shops, pubs and cafes to playing fields). Expanding the range of local services within the parish where possible.

Community Objective 10 The Marina

Establishing a policy framework for the Marina that balances the opportunities to provide facilities with the need to protect the landscape of the Parish and services in Willington village. To enhance non-vehicular access to the marina from the Village.

Community Objective 11 Flood risk

To ensure that future development reflects the need to reduce flooding in its design and location.

Community Objective 12 Heritage

To ensure that heritage assets (the canal, listed buildings and those buildings of local historic interest) are protected and, where possible, enhanced.

7 Engaging with the Community: A Key Principle

- 44 The Plan reflects the community's need to have greater involvement and influence in development proposals up to 2041. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 45 The NPPF recognises the importance of early discussion between applicants and the local community. Para 40 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'*.
- 46 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage.
- 47 The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for major development to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and, provided it meets the requirements of District policy, is more likely to secure approval by South Derbyshire District Council.
- 48 The key principle only applies to major development. This is defined in the National Planning Policy Framework as *'For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more'*.

Key Principle: Pre-Application Community Engagement

1. **Applicants submitting proposals for major development are encouraged to actively engage with the Parish Council, as part of the design process at the pre-application stage.**
2. **Applicants are encouraged to provide a short document with the planning application to explain:**
 - a) **how the developer has consulted with the community; and**
 - b) **how issues of concern raised by local people and the Parish Council have been taken into account; and**
 - c) **how the layout, boundary treatment and design of the proposal respond and reinforces local character as detailed in the Willington Design Guide and Codes or equivalent; and**
 - d) **where the proposals are for housing development, how this meets local housing need.**

8 Sustainable Development and Willington

- 49 The purpose of the planning system is to contribute to the achievement of Sustainable Development which seeks to address social progress, economic well-being and environmental protection.¹⁴ The WNP policies seek to achieve community gains by ensuring that development meets these economic, social and environmental objectives. The NPPF notes that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*¹⁵
- 50 Together the WNP policies create a local framework to ensure that the expansion of Willington is sustainable.
- 51 Policies 7a,7b and 7c provide more detail, based on local evidence about what the local housing mix and type should be based on a Housing Needs Assessment that will contribute to the wider District housing need.
- 52 The locally specific Willington Design Guide and Codes provide a framework for the design of future development within the parish. This will ensure that any new development is of a high design quality which does not erode the character of the settlement. See Policy 2.
- 53 Willington Parish is still principally a rural area. Environmental protection is an important aspect of sustainable development in the Plan area, and this is reflected in the detail provided in the WNP on landscape character and the identification of significant green areas. See Policy 3.
- 54 The biodiversity of the parish is demonstrated in the existing Local Wildlife Sites and the designation of Local Green Spaces. Sustainable development should protect and enhance the biodiversity in the Parish; this is expanded in Policy 4 and 5.
- 55 Residents enjoy using local footpaths that run along the river and the canal tow path for leisure and recreation to the marina and the wider countryside. Active travel to schools, home, shops and work is also highly valued by local people. Policy 11 shows how development can promote an active lifestyle, taking every opportunity to protect and extend walking and cycling routes.
- 56 The heritage value of the village is protected and where possible enhanced. Policy 6 identifies non designated heritage assets (these are buildings of local heritage value) and seeks to highlight the multi benefits of the canal. The canal is not only a heritage asset it is an important wildlife corridor and an asset for leisure and recreation.
- 57 The economic and social value of the marina is highlighted in Policy 13 which balances the need to protect this wildlife haven with the opportunity provided to attract visitors and to increase local economic activity.
- 58 The vitality and viability in the heart of Willington village, with its intersection of train station, pubs, cafes, shops and services is protected and proposals for its enhancement supported in Policy 8.
- 59 In combination, the WNP seeks to provide a detailed strategy to complement the district's approach in its eLP (when this is finalised) and provides more detail to assist in the implementation of the LPP2.

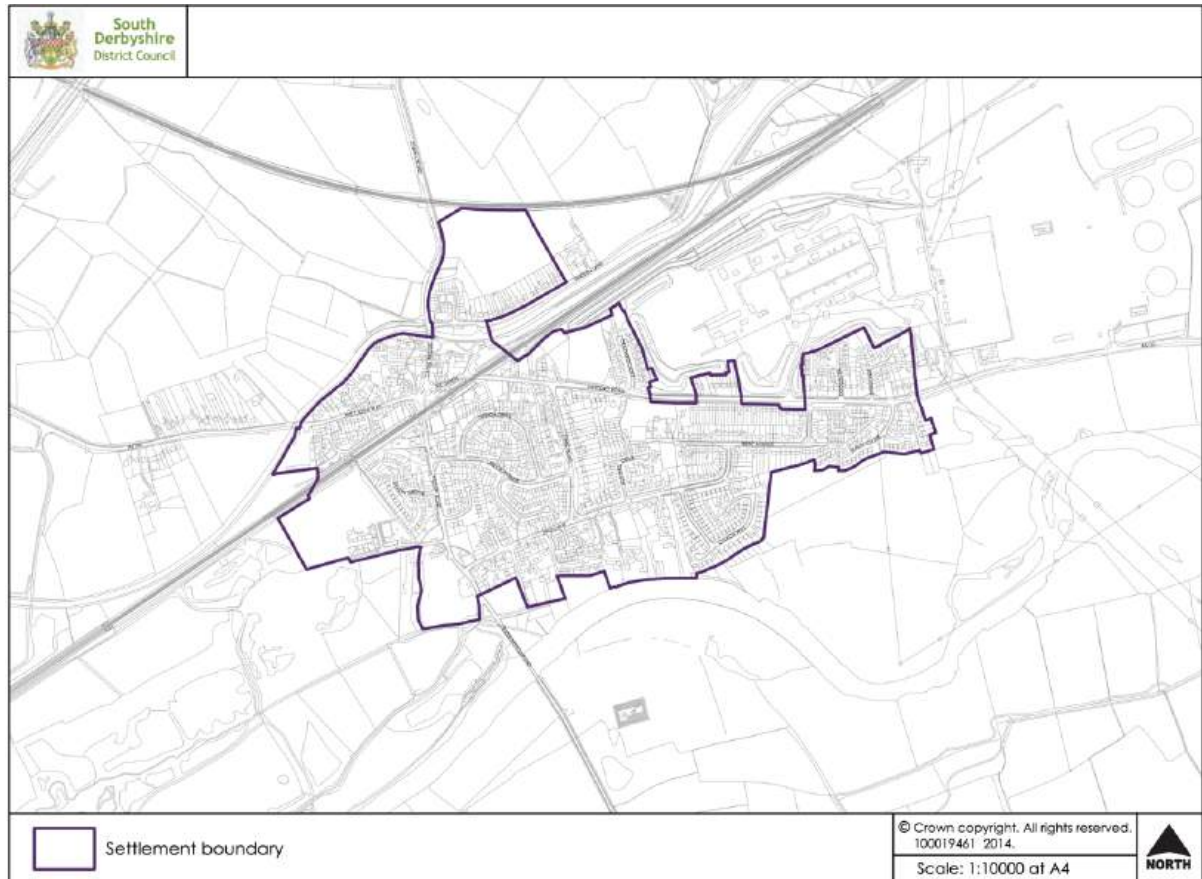
¹⁴ NPPF para 7

¹⁵ NPPF para 9

9 Settlement Boundary

60 The Local Plan Part 2 defines a settlement boundary for Willington. This was drawn around the site allocation on King Fisher Close and the Peacehaven estate that secured planning permission in 2014. SDDC advised that the settlement boundary was a strategic policy and that development outside it needed to be in general conformity with LPP2 BNE5.

Map 1c Settlement Boundary



61 Willington Village is surrounded by agricultural fields, wetlands, woodlands, and water and the settlement boundary continues to play an important role in providing a sense of separation actual and perceived from other villages, industry and the road infrastructure around. This gives the Village a strong rural identity. This is shown quite vividly in an aerial photo of the Village taken in 2017.

Photo 1



- 62 The local community accept that there may be some additional growth to meet local and District need and have investigated the opportunities for future development. The analysis used the SHELAA sites put forward for consideration as part of the Local Plan review and a call for sites undertaken by the NPG.
- 63 SDDC were unable to provide the NPG with a Housing Requirement Figure when requested at the start of this neighbourhood plan process due to the complexities of SDDC working out its own housing requirement in the context of meeting some of Derby City's requirement. The Housing Needs Assessment commissioned for this Neighbourhood Plan identified a Housing Need Figure which is 'policy off' and not a Housing Requirement Figure. What the Housing Needs Assessment did establish is that additional housing growth will be necessary over the Plan period but the scale and location (above that permitted in existing district policies) will be determined by SDDC as part of its work after the Local Plan Part 1 Review is completed.
- 64 The site assessment findings are set out in section 24. The analysis highlighted the constraints to growth on the edge of the village due to the extent of flood risk on much of the land to the south, west and east of the existing village, heritage sensitivity to the west and the landscape sensitivity to the north.
- 65 During the preparation of this neighbourhood plan there have been changes at the national and local level in planning policy and the position of some local landowners has changed. This is reflected in the update on the availability of certain sites (e.g. land around Dale Farm). This has resulted in some amendment to the policies to allow more flexibility whilst still being in general conformity with the existing SDDC settlement hierarchy.

Windfall Sites

- 66 The LPP 1 Review assumes that in the region of 1788 dwellings will be delivered on windfall sites across South Derbyshire District up to 2039 (see LPP 1 Review Pre Submission Draft Policy S4). Windfall sites are sites that come forward for planning permission which have not been allocated in the Local Plan (Part 1 or Part 2). Any development in Willington parish under existing and emerging LPP 1 Review policies would be on unallocated sites within the Settlement Boundary or could be for up to 25 dwellings on sites adjoining the Settlement Boundary where they are exception sites or cross subsidy sites (in accordance with LPP 1 Policy H1).¹⁶ The community support this approach with additional small sites adjoining the settlement boundary.

10 Infill

- 67 It is possible that, over the Plan period, small infill sites will come forward for development within the Settlement Boundary¹⁷. Infill sites are limited however and development that would erode the rural character of Willington village would be inappropriate. Not all gaps are appropriate for infilling. Part of the character of the Parish is the open spaces and other breaks between buildings that exist. The linear development that extends along Castle Way to the west is only on the northern side of the road, the open fields to the south run down to the canal which is a heritage asset. Some edges of the village are at high flood risk, and this provides another constraint on development. The village is easily understood based on glimpses and long views to the wider surrounds. Infill development will not be desirable if it erodes the rural, historic character of the parish.

¹⁶ Rural exception sites are where development is kept in perpetuity as affordable housing (as defined in the NPPF)

¹⁷ As defined in LPP 2

- 68 Within the Settlement Boundary, given the rurality of the area, and the need to avoid eroding the character, infill is expected to be limited and in keeping with the surrounding area.
- 69 The HNA evidenced a local need for smaller market properties for downsizing for an ageing population¹⁸. It is likely that infill sites will be more centrally located near amenities. Smaller dwellings on infill sites suitable for older people or those with mobility issues, will be particularly supported. Equally, smaller properties near the centre of Willington Village would also be suitable for young people looking to own or rent their first property.
- 70 The Willington Design Guide and Codes provide a detailed analysis of the 8 code areas in the parish (see Map 2 below and analysis in section 3 of the Design Guide and Codes). This analysis is locally specific, and developers are expected to show how they have taken the findings into account in the design of development.

Policy 1 Infill Development

- 1. Applications for high quality residential development on infill and redevelopment sites within the Settlement Boundary will be supported where the resulting development;**
 - a) is in keeping with the character of the area, particularly in relation to historic development patterns and building plot sizes, as defined in the Willington Design Guide and Codes 2023,**
 - b) will not lead to the site becoming overdeveloped and out of scale with the immediate character of the locality,**
 - c) where the development is for housing, the type is in accordance with policy 7a.**
- 2. Infill proposals should not significantly reduce the privacy or amenity of adjoining properties.**
- 3. Outside the Settlement Boundary infill development will be limited to one or two dwellings to fill a small, restricted gap in an existing frontage within small groups of housing in accordance with LPP 2 BNE5.**
- 4. Development adjoining the Settlement Boundary in accordance with LPP Part 1 H1 (up to 25 dwellings) is supported to meet identified local housing need including housing for older people and affordable housing, where it maintains the character of that part Willington village in which it is located in accordance with the Willington Design Guide and Codes.**

¹⁸ More detail is provided on this in section 16

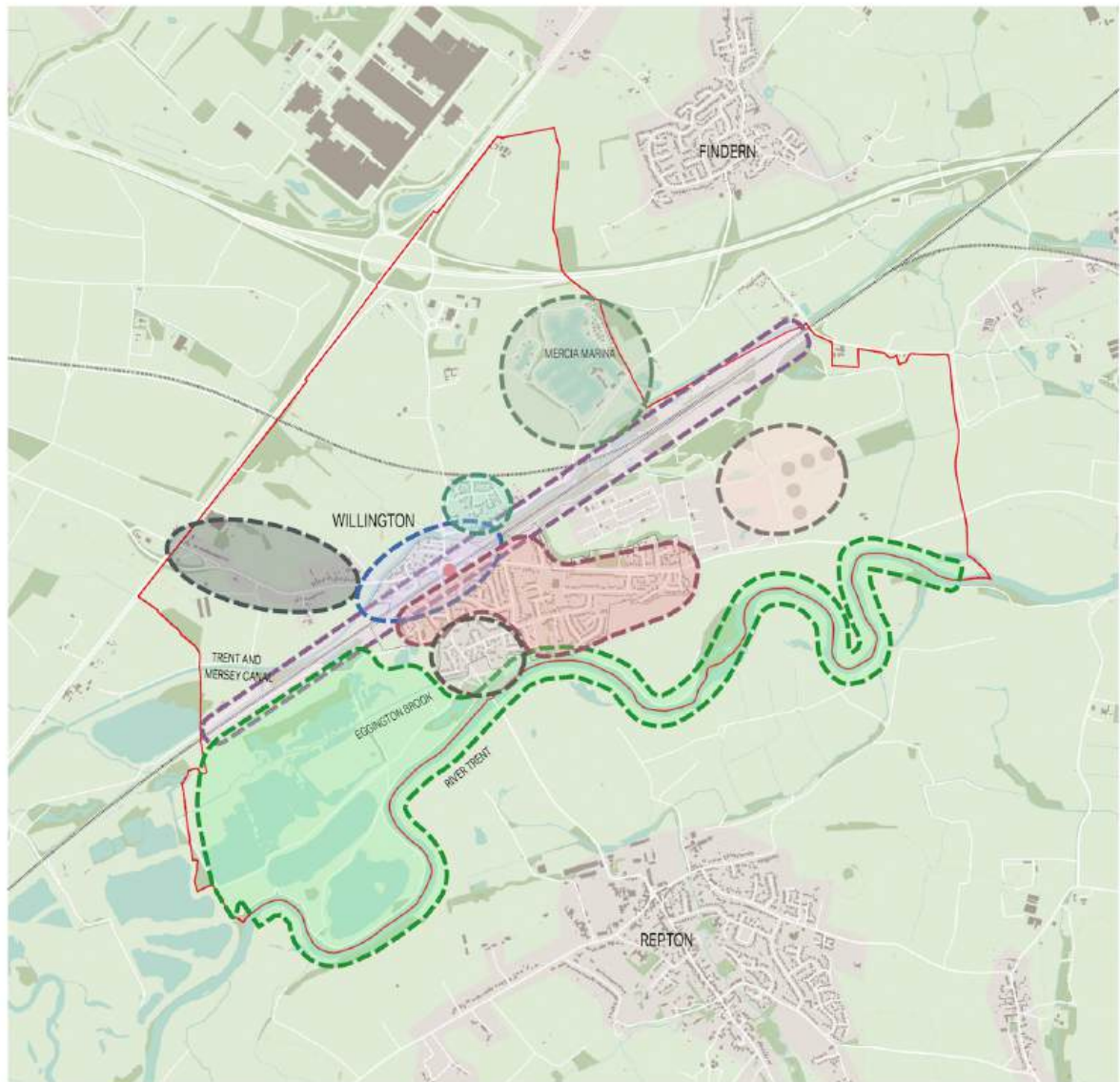
11 Achieving Well Designed Places

- 71 The NPPF notes that *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'*.¹⁹
- 72 The National Design Code 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Code states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level.'*
- 73 The Willington Design Guide and Codes 2023²⁰ has been prepared by AECOM and the local community. It provides a robust local character analysis; this forms the basis for the specific local criteria and a set of design principles. The Design Codes are integral to the formation of the policies in the WNP, especially Policy 3.
- 74 The Willington Design Guide and Codes 2023 divides the parish into 8 code areas. The Design Code provides an analysis of the key characteristics and what the design aims should be if development is to reinforce the positive attributes of the area.

¹⁹ See NPPF para 139

²⁰ The document is available at <https://www.willingtonparishcouncil.gov.uk/neighbourhood-development-plan>

Map 2 Code Area Plan



KEY

-  1. Mercia Marina Code Area
-  2. Canal and Railway Corridor Code Area
-  3. Village Centre and Station Focus Area
-  4. River Trent Flood Plan Code Area
-  5. Etwall Road / Findern Lane Code Area
-  6. St. Michaels and Hall Lane Focus Area
-  7. Suburban Expansion Code Area
-  8. Willington East Code Area
-  9. The Castle Way Code Area

Table 1 Design Aims by Code Area extracted from the Willington Design Guide and Codes 2023

Code Area	Design Aims
Mercia Marina ²¹	<ul style="list-style-type: none"> • Encourage additional pedestrian and public transport links to Willington Village Centre • Soft landscape and boundary planting to assimilate proposals with the wider landscape • Promote high quality development that reflects the character of the marina • Reflect the scale of existing built form • Contribute to the Sylvan character of the wider Marina site
Canal and Railway Corridor	<ul style="list-style-type: none"> • Retain canal side and immediate context as landscape corridor for bio-diversity and recreation • Development, where allowed, should present a positive frontage to the canal side • Development in proximity to the railway line should mitigate noise and retain a green landscape/ garden buffer
Village Centre and Station	<ul style="list-style-type: none"> • Improve attractiveness and safety of the bridges and arches as gateways and important entry points to the settlement and areas within • Facilities, landscaping and heritage elements such as at the station entrance should be retained and enhanced. • Improvements to the public realm should facilitate easy access from the station through the Village Centre. • Improvements to traffic management should encourage slow vehicle speeds and improve pedestrian environment. • Materials and planting should create a 'sense of arrival' for vehicles and pedestrians. • Encourage the de-cluttering of excessive signage and street paraphernalia in Willington's public realm.
River Trent Floodplain ²²	<ul style="list-style-type: none"> • Retain landscape buffer • Maintain views across landscape • Enhance habitat & ecology • Do not develop in flood plain
Etwell Road/Findern Lane	<ul style="list-style-type: none"> • Continue development quality from the Peacehaven estate (materials and details from Peveril Homes scheme)

²¹ Development proposals for Mercia Marina are considered on Policy 13

²² Development proposals for the River Trent Floodplain are considered in Policy 10

	<ul style="list-style-type: none"> • Respect the setting of Dale Farm. • Provide attractive, green frontages to Findern Lane. • Seek safe pedestrian/cycle routes to connect to Mercia Marina, Peacehaven and the Village Centre. • Setback homes from railway to mitigate potential impact from noise. • Provide appropriate planting, scale and orientation to assimilate development into the wider landscape setting. • Orientate properties to face the Canal Conservation Area.
St Michaels/Hall Lane	<ul style="list-style-type: none"> • Extend tree planting and green infrastructure further on Hall Lane. • Setback development behind soft boundary treatments. • Ensure new properties overlook the street to provide a degree of overlooking and natural surveillance. • Avoid parking to the front of properties • Use complementary materials and harmonise with traditional design approaches and listed buildings.
Suburban Expansion	<ul style="list-style-type: none"> • Encourage additional planting and street trees to provide visual relief on the street scene. • Retain existing planting including hedgerow features. • Ensure front boundary feature consistency. • Encourage additional planting and street trees to provide visual relief on the street scene. • Retain existing planting including hedgerow features. • Ensure front boundary feature consistency.
Willington East ²³	<ul style="list-style-type: none"> • Renewable energy potential, e.g solar farm • Development should reflect the scale of existing properties and respect the Conservation Areas rural identity. • Provide frontage to Twyford Road. • Provide appropriate boundary to the National Grid site and the railway.
The Castle Way	<ul style="list-style-type: none"> • Encourage a low density, arcadian landscape approach. • Include gaps and green between buildings • No cramming of development on plot • Maintain and enhance hedgerow and planting

²³ Development proposals for Willington East are considered specifically in Aspiration Policy 1

- 75 The Design Codes are at section 4 of the Willington Design Guide and Codes 2023 and should be referred to in addition to the criteria highlighted in Policy 2.

Policy 2 Achieving Well Designed Places

- 1. Development proposals should demonstrate a high design quality that will contribute to the character of the Code Areas as defined in the Willington Design Guide and Codes 2023. In order to achieve this, new development proposals should reinforce the character of the area as defined in the Willington Design Guide and Codes 2023.**
- 2. Particular attention should be given to landscaping schemes that;**
 - a) include a boundary treatment (using native trees,²⁴ hedgerows and low walls, fences) that reflect the surrounding character,**
 - b) maximises the use of wildlife beneficial plants and creates ecosystems that support birds and other wildlife.**
- 3. Development boundaries that adjoin the open countryside should include trees and hedgerows to allow a soft transition to the surrounding fields.**
- 4. As appropriate to their scale, nature and location, development proposals should;**
 - a) respond to the local character of the area and immediately adjoining neighbouring properties,**
 - b) provide safe and direct active travel (walking and cycling) between the development, neighbouring streets and the countryside where possible,**
 - c) have a layout that maximises opportunities, where possible, to integrate development into the existing built-up area, through creating new connections and improving existing ones and which allows for easy, direct movement for people of all ages to access local amenities,**
 - d) provide boundary treatments that clearly define the street using low walls and fences which allows greenery along the boundary to be seen from the street,**
 - e) demonstrate sensitive positioning within plots and be of such a scale and form as to not dominate neighbouring properties or the streetscape,**
 - f) use materials that reflect those dominant in the Code Area as identified in the Willington Design Guide and Codes 2023,**
 - g) overall, the colour palette should reflect the hues in local materials,**
 - h) be of a scale and mass sympathetic to heritage assets and their setting in accordance with national and District policies,**
 - i) consider parking provision as part of the scheme and ensure on plot parking does not dominate the street scene,**
 - j) implement the principles of the drainage hierarchy (PPG 56)²⁵ and,**
 - k) where applicable, incorporate sustainable drainage systems that provide environmental and community benefits from the outset.**

²⁴ Climate change means that some native trees may not be as suitable as alternate non-native species depending on their proposed location, native species is preferred unless advised by SDDC.

²⁵ Planning Practice Guidance Paragraph 56 drainage hierarchy is 1) into the ground, 2) to a surface water body, 3) to a surface water sewer, highway drain or another drainage system, 4) to a combined sewer <https://www.gov.uk/guidance/flood-risk-and-coastal-change#para55>

- 5. In addition to the above, and as appropriate to their scale, nature and location,**
- i. in the Canal and Railway Corridor Code Area 2 proposals should;**
 - a) demonstrate how the scheme has considered its location next to a waterway providing an active frontage to the Canal towpath;**
 - b) maintain the Canal towpath and where possible and practicable, extend it,**
 - c) near the railway, mitigate noise and retain a green landscape /garden buffer.**

 - ii. in the Village Centre and Station Focus Area 3 proposals should;**
 - 1. use red brick as the main elevation treatment,**
 - 2. reflect the historic character of the street scene,**
 - 3. on sites in prominent locations (for example key corners) protect or enhance the sense of arrival using architectural detailing, boundary treatment and landscaping.**

 - iii. in the Etwall Road/Findern Lane Code Area 5 proposals should;**
 - a) orientate properties to face the Canal and Conservation Area,**
 - b) setback homes from the railway to mitigate the impact of noise,**
 - c) as part of major development proposals and where viable, seek opportunities, to provide pedestrian/cycle links especially to the east.**

 - iv. in St Michaels/Hall Lane Focus Area 6 proposals should;**
 - a) extend tree planting and green verges further on Hall Lane,**
 - b) setback development behind soft boundary treatments,**
 - c) reflect the historic character of the street scene.**

 - v. in the Willington East Code Area 8 renewable energy development proposals should;**
 - a) provide a frontage to Twyford Road and appropriate boundary to the National grid site,**
 - b) reflect the scale of existing properties to respect its rural location.**

12 Protecting the Landscape Character

- 76 The Village of Willington is surrounded by agricultural fields, wetlands, woodlands, and water. This landscape provides a distinct rural setting, with a clear settlement boundary which contributes to the experience of being a Village settlement. The landscape gives the Village a rural identity and setting that is key to its attraction for tourists and residents alike.
- 77 The two water courses, the River Trent and the Trent and Mersey Canal form key green-blue corridors for leisure and wildlife. To the west are a series of ponds and brooks which comprise the Willington Wetlands Nature Reserve (a Local Wildlife Site) where beavers have been reintroduced and are helping to reinstate natural processes that ease flooding by creating dams. The countryside to the north is made up of small clusters of woodland and agricultural fields that present a rural approach to the Village from the strategic road network.
- 78 The southern edge to the Village is marked by the River Trent. The tree lined banks with low density riverside housing, open fields and wetlands are a response to the major flood risk in this location, (this is covered in policy 10).
- 79 The Neighbourhood Area falls within National Landscape Character Area 69, Trent Valley Washlands, which is made up of the Lowland Village Farmlands, Riverside Meadows, and Estate Farmlands landscape character types. The Trent Valley Washlands National Character Area (NCA) comprises the river flood plain corridors of the River Trent's catchment. It is a distinctly narrow, linear and low-lying landscape, clearly delineated at its edges by higher ground, and it is largely comprised of the flat flood plains and gravel terraces of the rivers.

Photo 2 undulating open fields looking northwest from Etwall Road

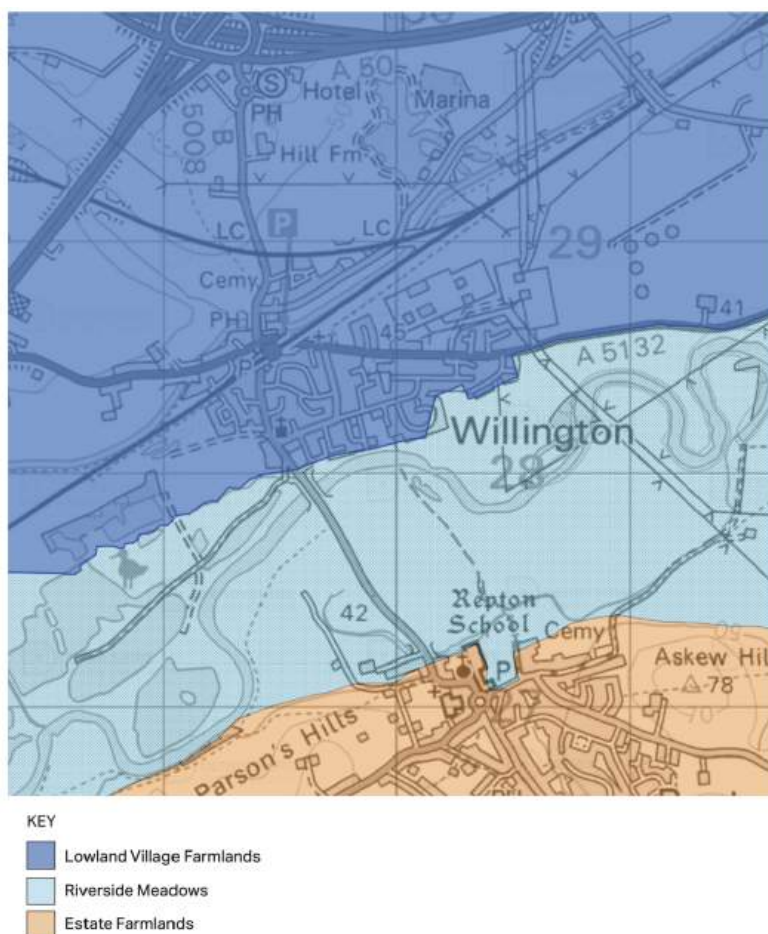


- 80 Derbyshire County Council's Landscape Character Assessment (LCA) provides a detailed analysis of the landscape noting that *'This is a somewhat fragmented landscape of pastoral and arable land, intermixed with urban development, transport routes and localised mineral extraction. The rivers regularly flood over the adjacent land creating a temporary but very different scene.'*²⁶

²⁶ LCA part 1 7.2

- 81 Map 3 shows that the parish is located where two Landscape Character Areas meet; the Lowland Village Farmlands and the Riverside Meadows. (Note the Estate farmlands Character Area is outside the Plan area.)

Map 3 Landscape Character



Trees and Hedgerows Contribution to Landscape Character

- 82 Derbyshire County Council's Landscape Character Assessment (LCA) provides information on the species mix of woodland and hedgerow trees and plants. Development should ensure planting follows the guidelines in the LCA²⁷. However, some flexibility is required as development sites are highly variable and may not be suitable for preferred species. To ensure long term and successful establishment of planted trees, appropriate species should be selected based upon their characteristics and abilities to cope with the site conditions present.
- 83 The open countryside is not heavily wooded due to intensive farming. The LCA notes that there are thinly scattered hedgerow trees and the FoE maps show that the tree coverage in the built up areas is about the same as in the countryside. Within the Village and the immediately surrounding areas however, trees are still an important component of the character across the parish. The Willington Design Guide and Code noted the contribution mature trees make.

²⁷ See the DCC Landscape Character Assessment <https://www.derbyshire.gov.uk/site-elements/documents/pdf/environment/conservation/landscapecharacter/part-1.7-trent-valley-washlands.pdf>

Willington Design Code Analysis of the Contribution Trees Make

Photo 2 mature trees on Hall Lane provide visual relief.

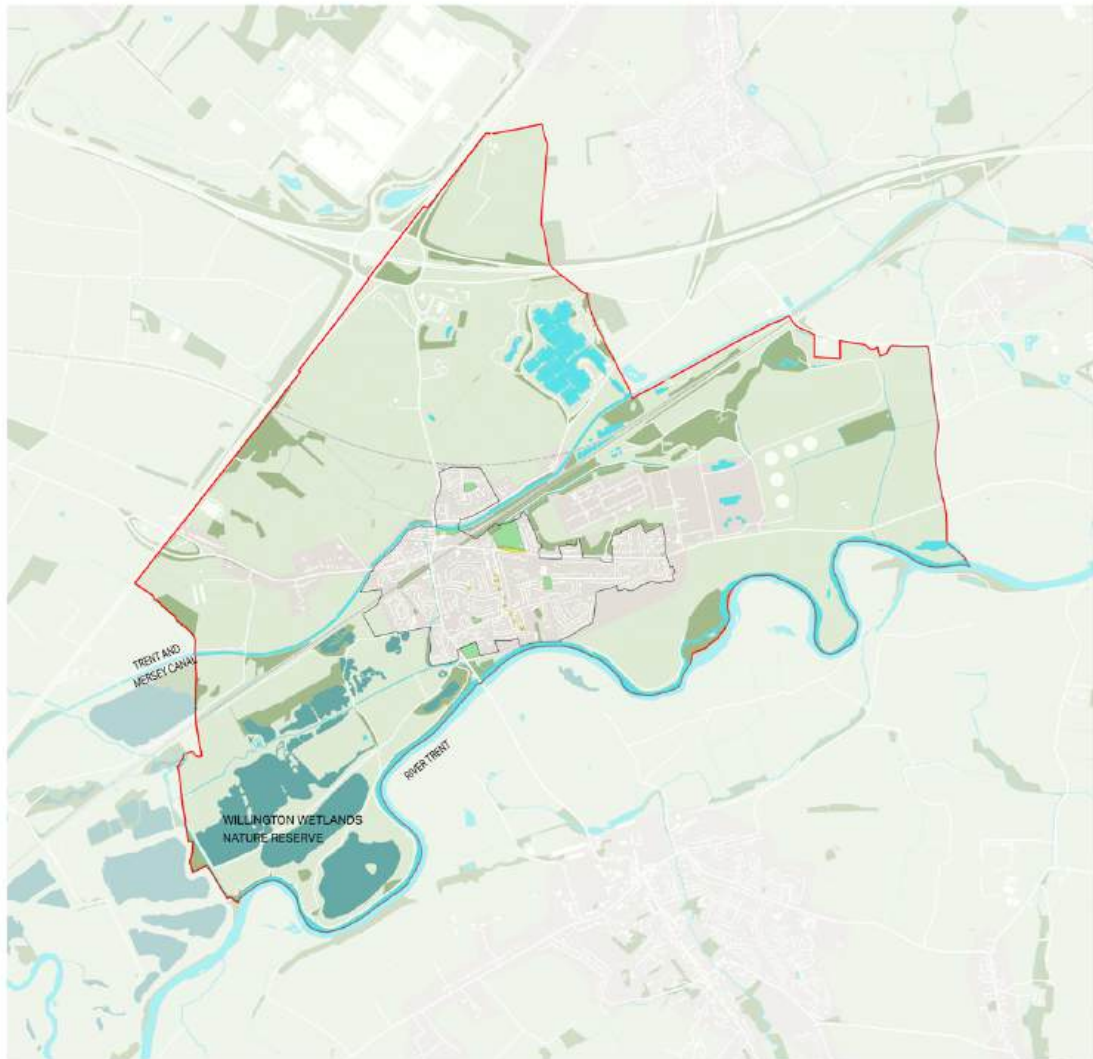







Photo 3 Mature Trees on the Marina edges allows the facility to sit comfortably within the wider landscape



- 84 Map 4 shows the green and blue infrastructure and the key views out across the Countryside from within the Village. Glimpses of open countryside from these points reinforce the sense of place as a rural parish, despite the proximity to the A50 and major employment sites beyond.
- 85 The need for housing growth must be balanced with the need to minimise the impact on this landscape character and sense of openness beyond the settlement boundary.

Map 4 Landscape features (Green and Blue Infrastructure)

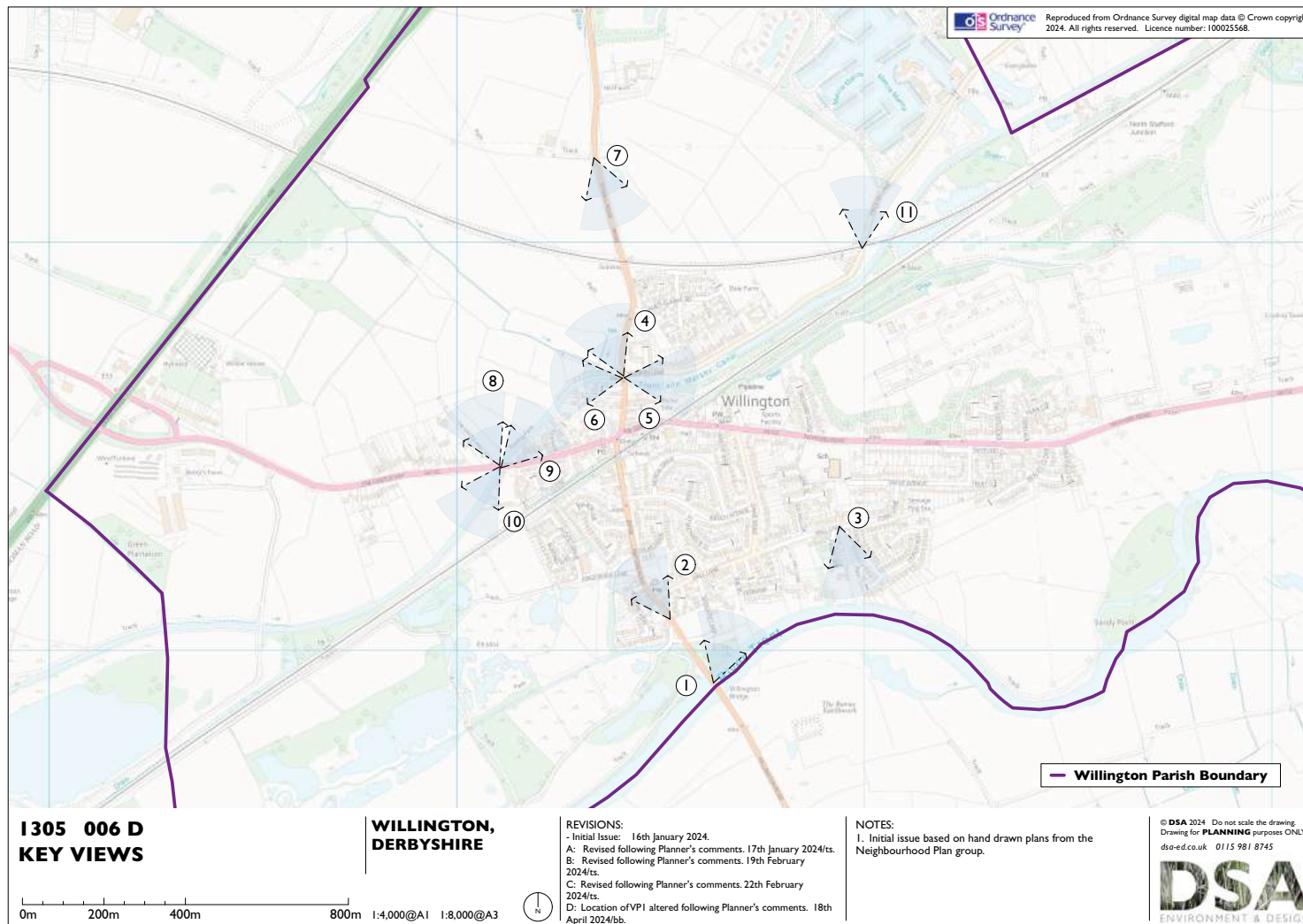


- KEY**
-  Neighbourhood Area
 -  Green Infrastructure Arc
 -  Green Infrastructure: Fields
 -  Green Infrastructure: Woodland
 -  Blue Infrastructure Arc
 -  Blue Infrastructure: Watercourses
 -  Blue Infrastructure: Wetlands Area
 -  Tree Preservation Order(s)
 -  Local Green Spaces
 -  Settlement Boundary

Key Views

- 86 As part of the community consultation and to further assist developers, the NPG identified what they considered are the Key Views in the parish. The analysis was undertaken by NPG members based on local research and with input from AECOM. They were all taken from publicly accessible locations and are based on an assessment of the views that contribute to the character of the parish. These are considered the key views and include:
- a) long expansive views across to the open countryside from the main routes into the village,
 - b) views of the canal as it is glimpsed as you enter the Village from the west,
 - c) views from the centre of the Village looking along the canal
 - d) views from the centre of the Village looking towards the historic core.
- 87 In combination they provide a visual sense of the rurality of the parish, with mature hedgerows lining the main vehicular approaches and open fields beyond as you approach north, south, west or east. The gently undulating topography provides wide open vistas up to the Settlement Boundary. The presence of water (the River and flood plains being the southern boundary to the village and the canal bisecting the village) has shaped the growth of the village. Focal points like the cooling towers, St Michaels and the church at Repton contribute to local wayfinding and the overall legibility of the parish.
- 88 Map 5 identifies these Key Views. The Key Views are not intended to be a bar to all development but to provide more information about the variety of the landscape and to identify the viewpoints that are valued by the community. Local people acknowledge that development may take place within these key views, but where possible they would like the layout of development to provide views to the countryside beyond.
- 89 Appendix B provides a list of photos from these viewpoints with a description of why they are significant.
- 90 The location and the design of development can assist in protecting these key views. Development should have a scale and mass that seeks to minimise the impact on the views to the wider landscape. Development that would affect the key views identified on Map 5 including the sense of space and/or the sense of place, should include an objective assessment of the effects the proposals will have.
- 91 Vegetation screening can sometimes mitigate and an objective assessment of the effect the vegetation will have on the key views when it reaches maturity would assist in understanding the impact.
- 92 It should be noted that the key view number 3 does include the flood plain on the Repton side of the riverbank. Whilst the image extends beyond the Plan Area this is non the less a major visual element that affects the setting of Willington parish. The WNP does not seek to influence development proposals outside of the parish.

Map 5 Key Views



93 In the 2021 Community Questionnaire the NPG identified that the need to protect the landscape was an increasingly important issue. Major development over the last 10 years has seen the loss of open fields to the north of the Village and Mercia Marina continues to expand to the east. 100% of the respondents agreed with the need to protect local open spaces and to enhance the open countryside²⁸.

Significant Green Areas

94 An important consideration in the site assessment process was to also identify those parts of the parish that would be more sensitive to development (where development would alter the character and/or reduce the sense of separation from the surrounding road network, other settlements and industrial sites.) With respect to cultural heritage, the landscape exhibits time depth through the associations of the canal with past industrial activity. The LCA notes that *'The gentle topography above the flood plain has always been attractive for road construction and modern roads, like the A50 and A52, pass through this landscape'*.

95 The open fields south of the A50 bounded by hedgerows and clumps of trees form an important break in this urban infrastructure and are the setting for Willington village. From the north the Etwall Road slopes gently towards the flood plain. Development in the flood plain has been limited as has development along the canal due its designation as a conservation area.

96 Significant Green Areas are defined by the spaces between buildings, views out over the surrounding countryside and the sense of openness around the built-up area that are important elements that make a fundamental contribution to the parish's character. Visual closure of these Significant Green Areas would take away the breadth of long and near views that exist and would affect this sense of rurality and openness within and around Willington Village. The Significant Green Areas have not been defined on the basis of soil or biodiversity quality (although areas may happen to contain areas of good soil or biodiversity quality).

97 Members of the NPG wanted to capture the significance of these open fields and the contribution they provide to the character of Willington parish. Members of the NPG have undertaken an analysis of the landscape around Willington Village and have identified Significant Green Areas (SGAs) which have a particular landscape value that contribute to the character of the parish. Some landscape sensitivity analysis was also undertaken as part of the site assessment work by AECOM as they considered which locations might be suitable for development as well as in the analysis for the Design Guide and Codes character assessment.

98 Appendix J shows the assessment; criteria include factors that can help in the identification of valued landscapes from GVLIA 3rd edition.

99 Not all the areas have the same landscape significance – the open countryside to the north of the railway line is increasingly distanced from Willington village's settlement boundary and is in closer proximity to the major transport corridors of the A38 and A50 and associated services. The significance of this open space in contributing to the rural character of Willington parish is less. This is signified by these areas being categorised as having medium significance, the rest have a high significance.

100 The landscape assessment carried out by the NPG members shows that landscape significance to local people is closely aligned with landscape sensitivity. The landscape in closer proximity to the built-up area and gaps identified within it have a higher sensitivity to development. The land north of the railway line and bordering the A38 and A50 have a medium sensitivity to development.

101 In the areas identified as Significant Green Areas outside the Settlement Boundary the landscape is open and undulating with hedgerows and hedge trees and public rights of way that strongly

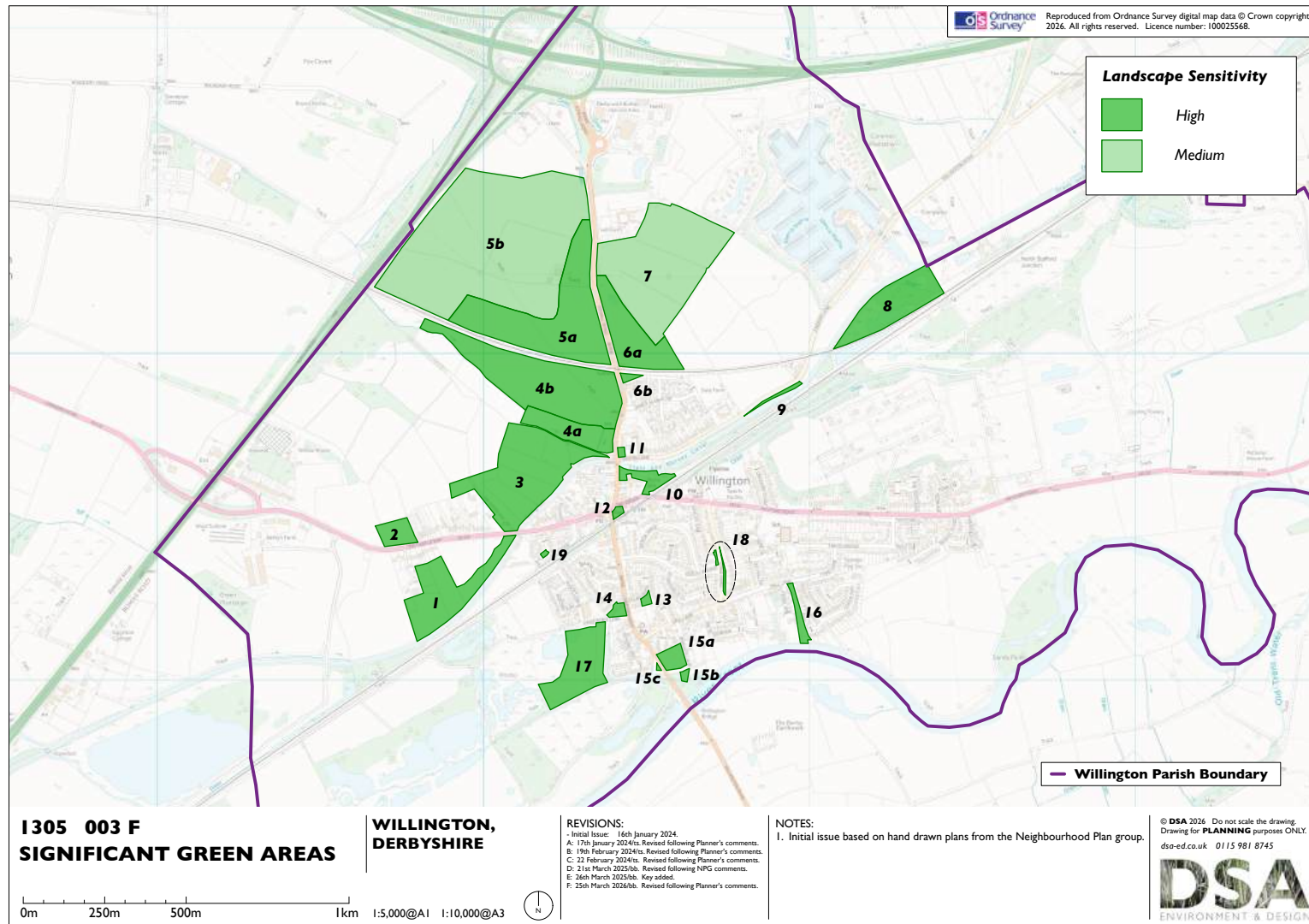
²⁸ See consultation feedback at <https://www.willingtonparishcouncil.gov.uk>

inform the character of the parish. Those areas identified within the village are green open spaces that provide a sense of openness within the settlement boundary.

102 Map 6 shows the Significant Green Areas that are character forming and valued by the community for the separation they provide from the major roads and other villages or for the gaps they provide within the settlement in the centre of the village and along the river. Paragraph 29 of the NPPF states non-strategic policies can be used by communities to set out development management policies for neighbourhoods, and paragraph 30 of the NPPF states neighbourhood plans can direct sustainable development.

103 The identification of Significant Green Areas is intended to be a design led management tool complimenting SDDC's Local Plan policy approach. In combination with the Key Views, there should be mitigation through appropriate design where development is proposed in these locations.

Map 6 Significant Green Areas



Policy 3 Protecting the Landscape Character

- 1. In areas identified as Significant Green Areas (Map 6) development will be supported where it conserves and enhances the wider character and sense of openness of the Significant Green Areas where the location is in accordance with District policies LPP1 H1 and LPP2 BNE5.**
- 2. Development within the view cones* that will affect the Key Views on Map 5, illustrated in Appendix B of the Neighbourhood Plan, should include a proportionate objective assessment of the effects the proposals will have on the landscape character. Development proposals should not significantly adversely affect a Key View, including views of any notable feature or heritage asset within the view. Minor changes or partial obstruction will not, in themselves be grounds for refusal where proposals deliver other planning benefits or contribute to the overall sustainability of the settlement. A prime factor in the decision will be whether the development can be designed in a way that safeguards the views and respects the sensitivity of the landscape. Development should have a scale and mass that allows for views to the wider landscape.**
- 3. Proposals that include vegetation screening as mitigation against a negative impact should include an objective assessment of the effect the mitigation will have on the key views when it reaches maturity.**
- 4. The quality and accessibility of the natural environment in the parish is highly valued by residents. Development proposals should protect Public Rights of Way.**
- 5. Any required mitigation planting and boundary treatment should include native species unless advised otherwise by SDDC.**
- 6. To minimise impact on the landscape, development on the edge of a built-up area should include a soft green boundary to the open countryside (potentially including native hedges, low brick walls and native trees).**
- 7. Development outside the Settlement Boundary will be restricted in accordance with Policy BNE5 Local Plan Part 2 or equivalent.**

*** The view cones are the blue shaded areas shown on Map 5**

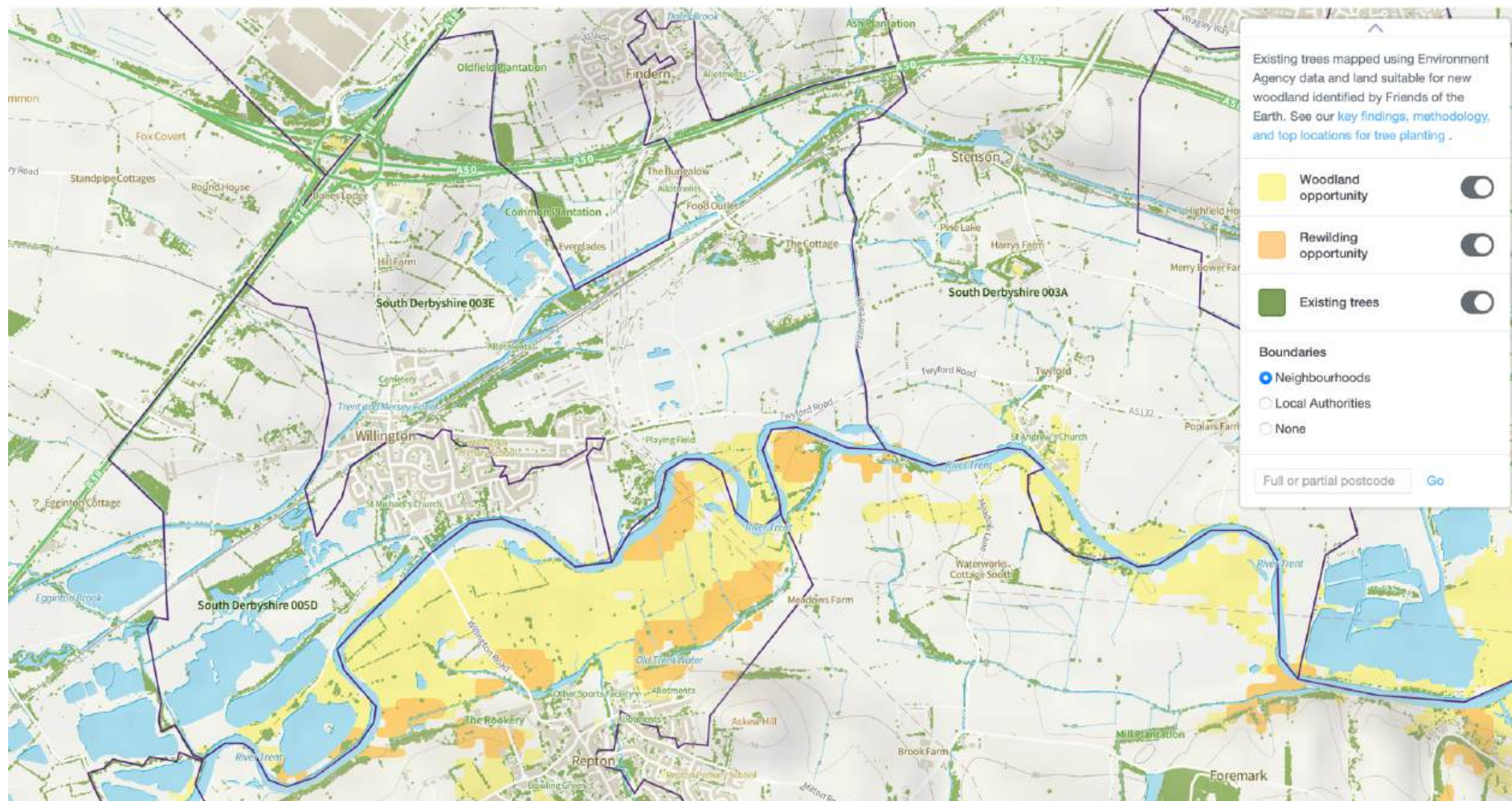
13 Protecting and Enhancing the Natural Environment

- 104 Greenery of all sorts, street trees, hedgerows with trees and mature gardens contribute to the biodiversity of the parish. At a national level it is well recorded that our biodiversity levels are too low.²⁹
- 105 Much of the open countryside in the parish has been farmed intensively. Only pockets of priority habitat (deciduous woodland and floodplain grazing) remain. (See magic map produced by the Department of Environment Food and Rural Affairs at <https://magic.defra.gov.uk>.)
- 106 The Derbyshire Landscape Character assessment for the Trent Valley Washlands notes that *'with the long tradition of mixed farming with intensive cropping, this landscape is ecologically poor. Terrestrial corridors in the form of hedgerows, streams and ditches persist but these are becoming poorer owing to neglect, drainage schemes and further agricultural intensification.'*
- 107 Friends of the Earth (FoE) have mapped tree cover across SDDC (see Map 7a). For Willington tree coverage is 10% (9.82% in the built up area and 9.98% in the open countryside to the north).³⁰ This national and local evidence all points to the importance of having a neighbourhood plan approach that seeks every opportunity to increase biodiversity.
- 108 There are 8 Local Wildlife Sites (LWS) and one proposed LWS in the parish. Map 7b below is provided by the Derbyshire Wildlife Trust (DWT) and it shows the LWS, and the range of species that have been identified in DWT records in the parish.

²⁹ A Natural History Museum report in October 2021 found that England's biodiversity intactness is 53% - the safe limit is 90%.

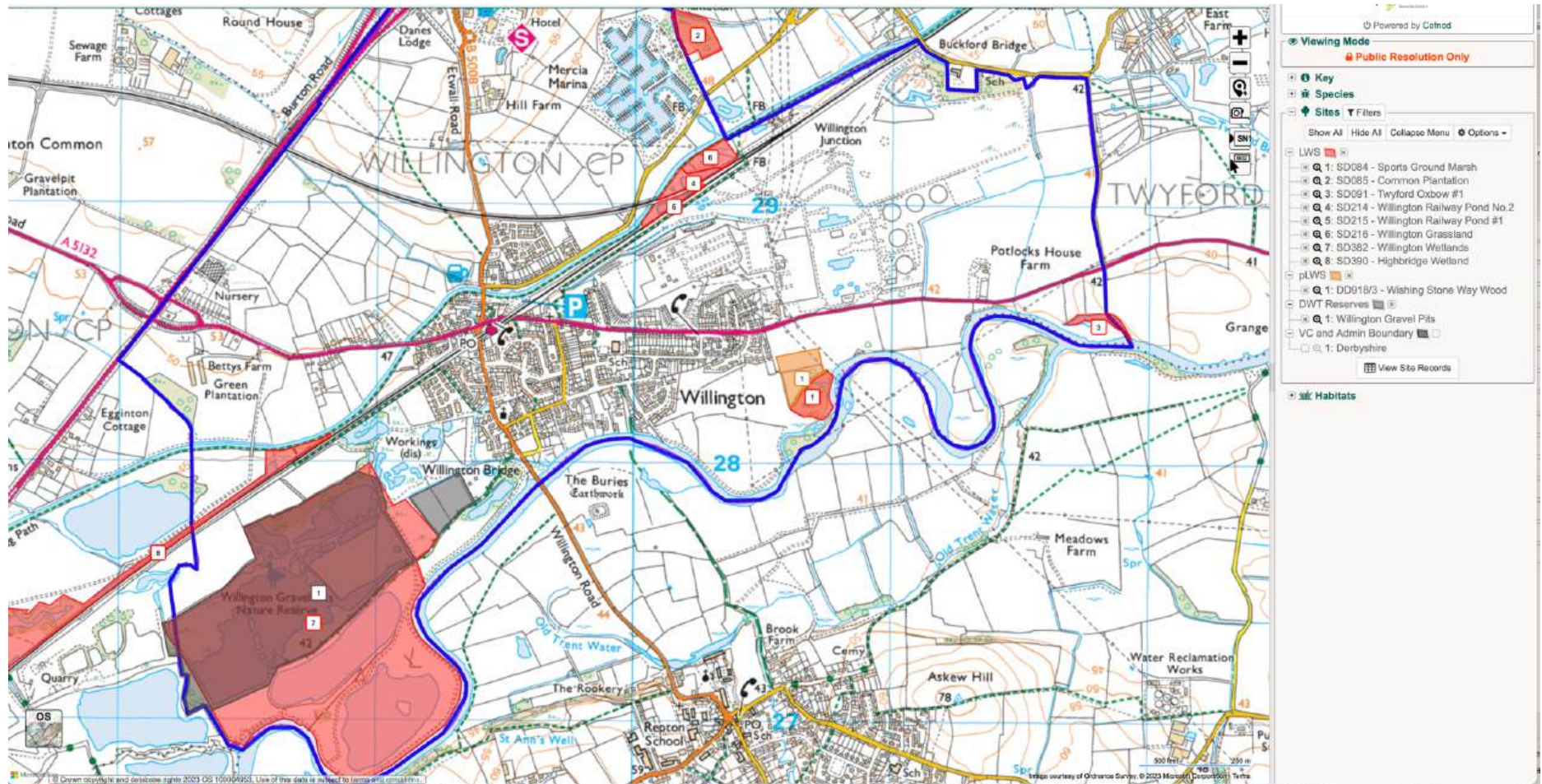
³⁰ See <https://groups.friendsoftheearth.uk/near-you/local-authority/south-derbyshire#nature>

Map 7a Tree Cover in the parish



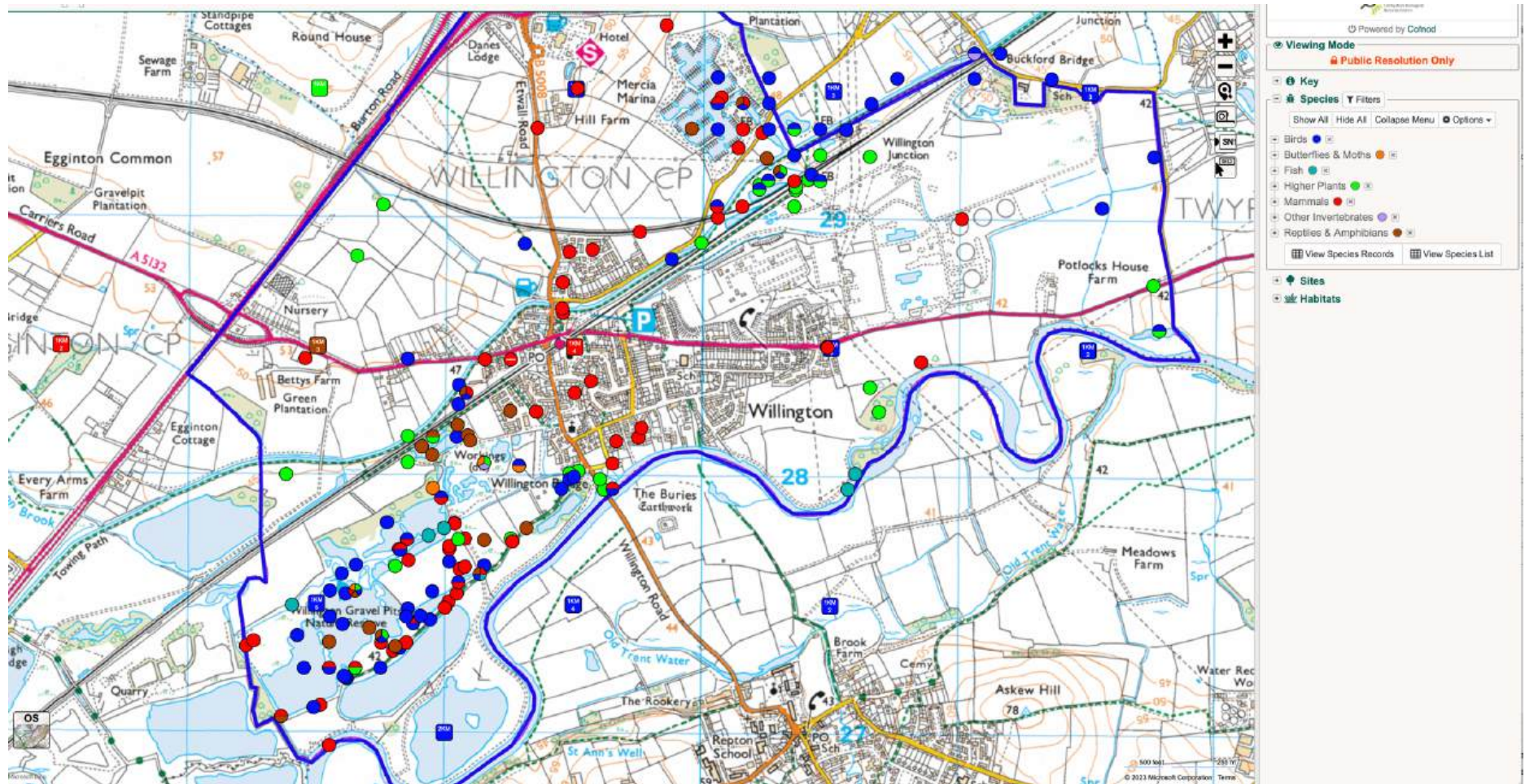
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Map 7b Derbyshire Wildlife Trust: Local Wildlife Sites



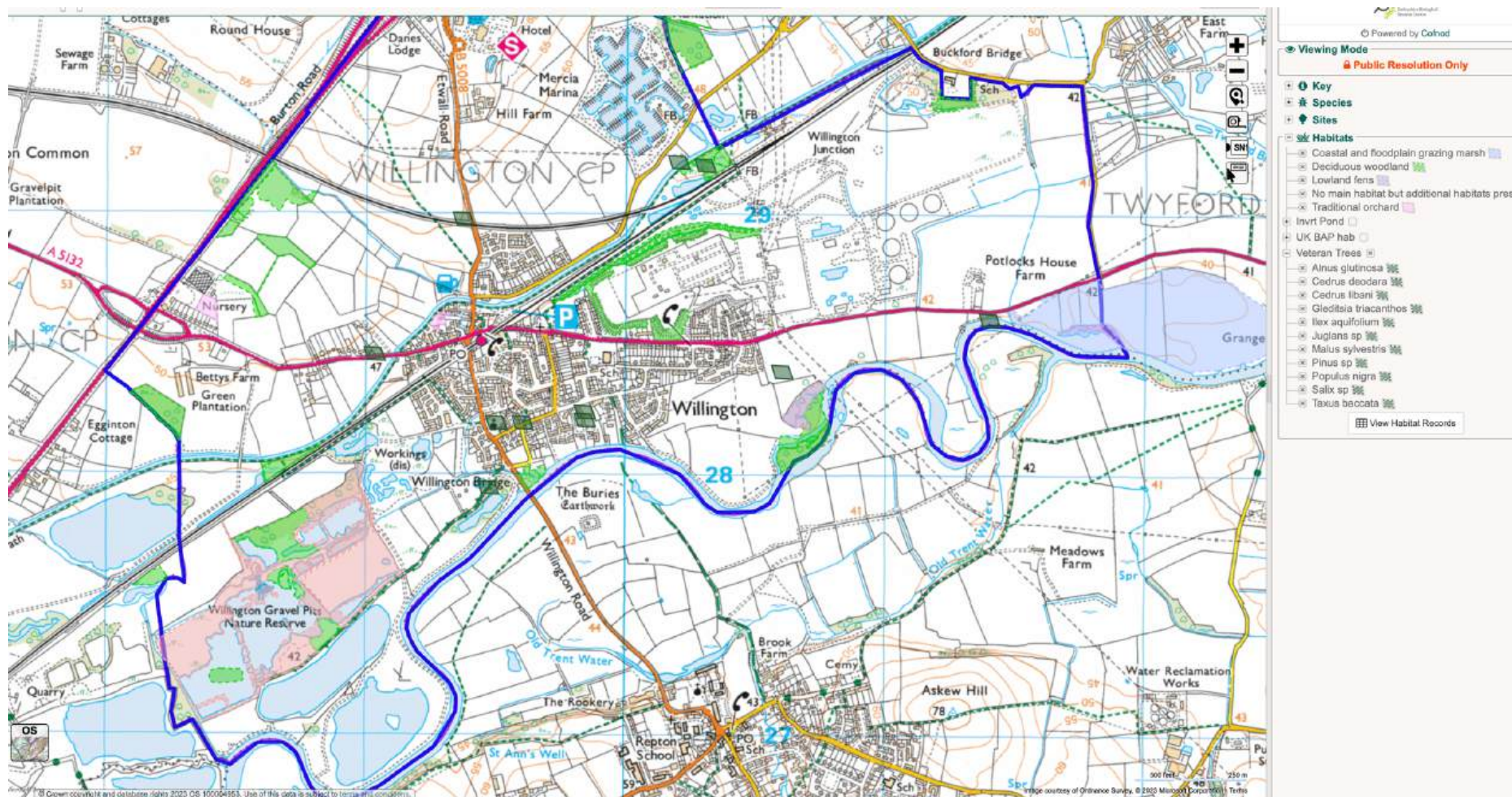
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Map 7c Derbyshire Wildlife Trust: Species



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Map 7d Derbyshire Wildlife Trust: Habitats



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Trees and Hedgerows - Contribution to Biodiversity

- 109 Trees and hedgerows perform a number of important roles in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity. Hedges are a relatively simple and cheap natural barrier capable of providing a spectrum of benefits. They capture air pollutants, reduce risks of localised flooding (through intercepting rainfall), cool the proximate air, support wildlife and much more.
- 110 Trees feature mainly within hedgerows and as boundary markers. Trees also help the parish adapt to the effects of climate change. The removal of trees as part of development proposals should be resisted where possible.
- 111 Compensatory planting of new trees does not offset the loss of mature trees. A newly planted tree is likely to be a small sapling and significantly smaller than the mature tree that it replaces. It could take several decades for the young tree to grow to provide the same amenity value as the previous tree, so planting two or three or more replacements enhances the contribution to these factors in the early years (where space permits).
- 112 Some trees are protected by a Tree Preservation Order (TPO). Trees protected by County Council TPOs are listed on DCC maps (these are usually those by the highway) and trees protected by District TPOs are listed on SDDC’s online mapping and do include trees on Twyford Road, Oaks Road and Beech Avenue. DWTs mapping identified veteran trees (see Map 7d).
- 113 Policy 4a encourages developers to replace each tree lost as part of development to both address the loss of trees and as part of the policy to increase tree coverage in the parish.
- 114 The Environment Act mandates development (other than householder development) to achieve at least a 10% biodiversity net gain and for Local Authorities to produce Local Nature Recovery Strategies. The net gain needs to be measurable using a Biodiversity Metric tool. The 10% is a minimum requirement and achieving a Biodiversity Net Gain (BNG) of greater than 10% is strongly supported by the community, Derbyshire Wildlife Trust and Natural England.
- 115 Existing habitats would require assessment in order for proposed enhancements to be measured for their compliance with BNG requirements.
- 116 The Design Code F1³¹ from the Willington Design Guide and Codes 2023 provides further guidance in addition to Policy 4a and 4b for developers in preparing landscape schemes and decision makers in assessing these as part of planning applications.
- 117 The whole parish is also part of the Heartwood Community Forest.

F1 Biodiversity

<p>The loss of trees, hedgerows and native planting should be avoided and instead these features should be incorporated into the design of proposed development. All major development should be accompanied by landscape layout which prioritises the use or incorporation of native species and promotes overall biodiversity that gain.</p>	<p>Aim to develop a multifunctional green infrastructure network made up of a variety of elements, including hedgerow, private gardens, tree planting, grass verges, SuDs, amenity green space, water courses, cemetery, allotments, orchards, meadows and playing fields.</p>
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³¹ See page 92

Policy 4 Protecting and Enhancing the Natural Environment

1. Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.
2. Where applicable, development proposals are required to provide an ecological assessment of the site and proposals that have significant ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated into the overall development package.
3. Planting and management should be in accordance with the guidelines set out in DCCs Landscape Character Assessment for the Trent Valley Washlands (Lowland Village Farmlands). Enhancement measures should have regard to the Derbyshire Local Nature Recovery Strategy to demonstrate they have been informed by and contribute to LNRS priorities. As appropriate to the scale, nature and location of proposals, these measures may include:
 - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',
 - b) planting wildflower meadows and strips,
 - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,
 - d) encouraging the creation of sustainable urban drainage schemes (SUDS) where applicable, (e.g. rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate,
 - e) maintain or improve habitat connectivity, support foraging and movement routes and/or integrate wildlife friendly features appropriate to the site,
 - f) the provision of wildlife sensitive lighting and the retention of dark corridors along key habitat networks,
 - g) protecting dry ditches - as these features are essential to the sustainable management of surface water.
4. Mature trees and hedgerows are significant to the character of the parish and should be protected and retained. Veteran trees are an irreplaceable habitat and should be retained with appropriate buffers. Where it is necessary for higher value tree(s) category A or B,³² to be lost as part of a development proposal, then appropriate mitigation, via compensatory tree planting, will be required. Such tree planting should be on-site wherever possible and be of an appropriate species for the site.

³² Category A – These are generally large, high-quality trees which the local authority will want to see retained if at all possible Category B are trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years source <https://www.crowntrees.co.uk/tree-survey-and-report/tree-survey-faqs/>

14 Local Green Spaces

118 The National Planning Policy Framework para 106-108, affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan period and beyond so long as they meet the following criteria:

- a) *In reasonably close proximity to the community it serves;*
- b) *Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance recreational value (including as a playing field) tranquility or richness of its wildlife; and*
- c) *Local in character and is not an extensive tract of land.*

119 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to ‘complement investment in sufficient homes, jobs and other essential services.’ NPPF para 108 states that ‘*Policies for managing development within a Local Green Space should be consistent with those for Green Belts*’.

120 SDDC adopted a Local Green Spaces Plan in 2020. The criteria for assessment started with the NPPF criteria (see above) and they added additional local criteria including an assessment of whether the site already benefited from protection. This resulted in 5 Local Green Spaces being designated by SDDC³³ but other spaces that the NPG consider demonstrably special to local people were not included. The map showing the Local Green Spaces designated by SDDC is at Appendix H.

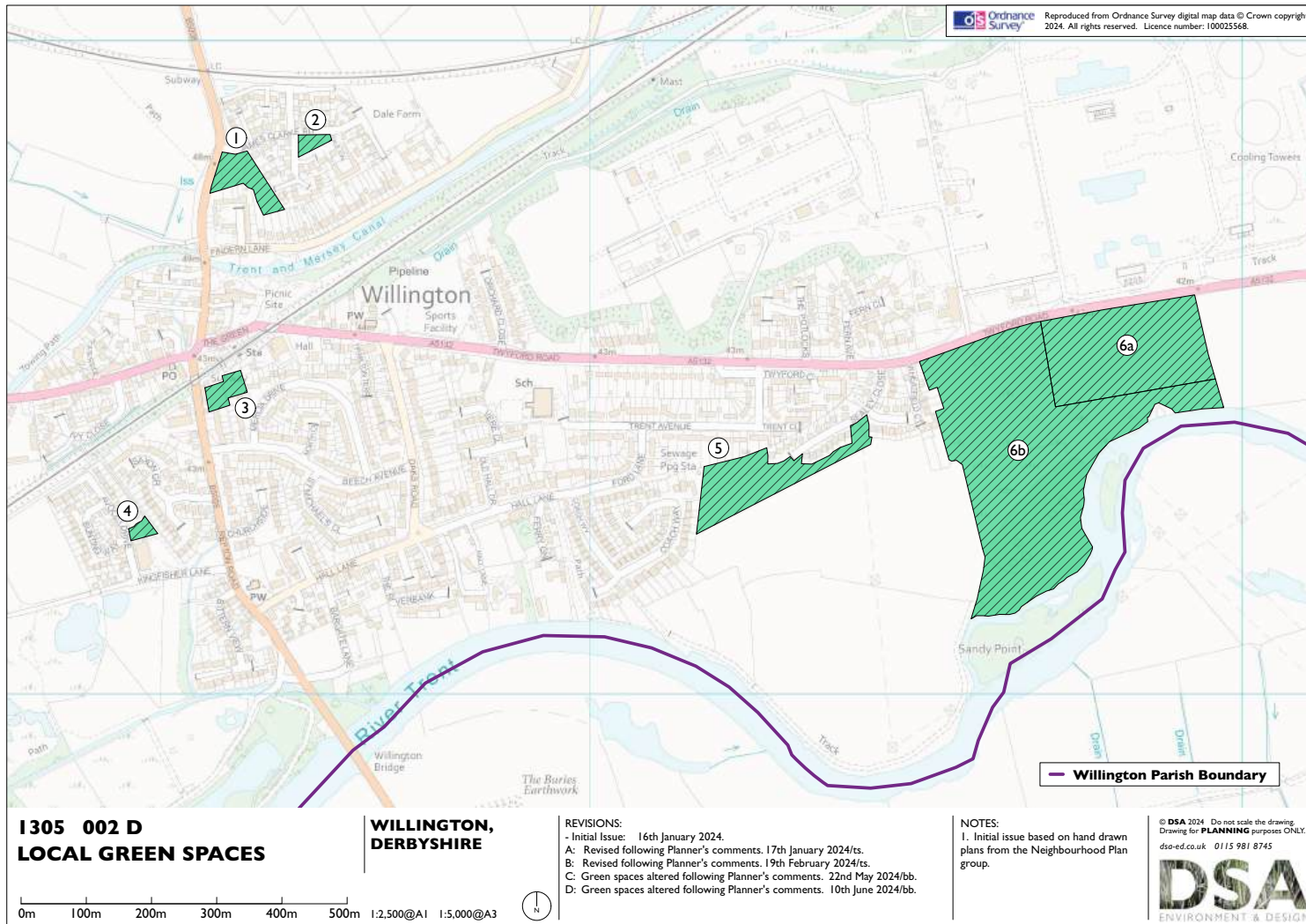
121 The NPG welcomes this initial work and used it as a basis for further assessment to see if other areas could also be included based on their detailed knowledge of the parish. The NPPF had also been updated since SDDC did their assessment and para 106 states that local green space designations allows communities to ‘*protect green areas of particular importance to them*’. The NPG assessment included a consideration of SDDCs criteria, whether they met the criteria in the NPPF (a-c above) and whether these areas were of particular importance.

122 The following areas have been identified as Local Green Spaces by the NPG because they meet the NPPF criteria a-c above and are in accordance with the SDDCs local criteria. They are all important open spaces either providing areas for recreation, areas of tranquility and/or richness of wildlife. The table at Appendix G shows how these sites meet the Local Green Space criteria.

LGS1	Parish cemetery and allotments
LGS2	Peacehaven estate play area and recreational space
LGS3	Bowling Green and Tennis Court
LGS4	Avocet Drive Play area
LGS5	Green space connecting Coach Way and Sealy Close
LGS6a	Football pitches
LGS6b	Local Wildlife Site

³³ See document at <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/local-green-spaces-plan> LGS number 105, 107,110,111,112

Map 8 Local Green Spaces



123 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the recent expansion of housing in the parish, this policy protects these important sites from development, demonstrating the significance of these spaces and the contribution they make to the character of the parish. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)

124 So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community. Where the Local Green Spaces includes sensitive habitats, (i.e. LGS6b) any access improvements should be designed to avoid habitat damage, ideally based on an ecologically sensitive access design.

125 The location of LGS 6a and 6b is in the vicinity of a Scheduled Ancient Monument and Scheduled Ancient Monument consent would be required for certain ground works.

Policy 5 Designation of Local Green Spaces

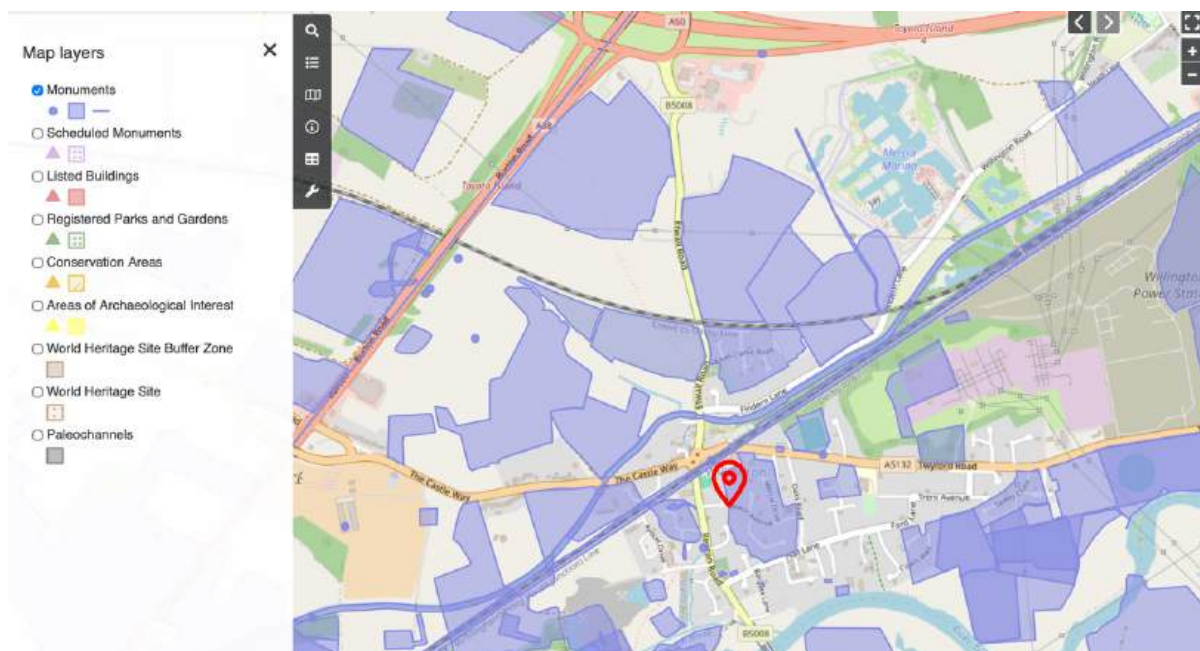
- 1. The Plan designates the areas identified on Map 8 as Local Green Spaces.**
- 2. The determination of development proposals within a designated Local Green Space will be consistent with policies for managing development in Green Belt and Scheduled Ancient Monument Consent where applicable.**

15 Protecting and Enhancing Heritage Assets

*Historical Context*³⁴

126 The Trent Valley area of Willington parish contains a wide range of ceremonial monuments from Neolithic, bronze age and iron age periods. These are evidenced by crop marks on aerial photographs. Some have been excavated, most notably within Willington Quarry and around the former power station. These monuments are mapped on the Derbyshire Historic Environment Record³⁵. They show evidence of ridge and furrow, crop marks and finds from the bronze age in the fields around Willington village.

Map 8a



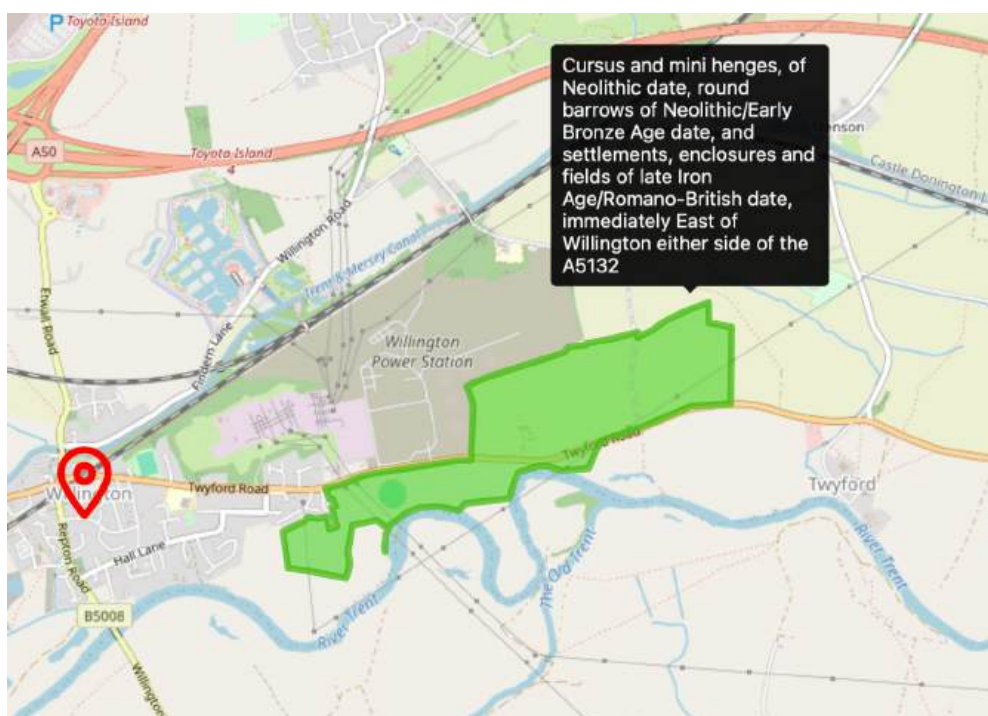
127 Although much of the archaeology around Willington is undesignated, there is a large Scheduled Monument within the Plan area. This monument was formerly rather smaller, but the scheduled area was recently reviewed by Historic England and has been expanded (see Map 8b below) to cover more of the Neolithic cursus monument and its associated landscape³⁶.

³⁴ This is a summary, see the report at Appendix F

³⁵ See <https://her.derbyshire.gov.uk/map>

³⁶ See <https://historicengland.org.uk/listing/the-list/list-entry/1007028>

Map 8b



128 Willington, a small hamlet at the time of the Norman conquest, grew along the north bank of the River Trent and by the 13th Century a farming community was well established with its own Church. It was also a fording point with a stoned ford dating from around 1600's. It is also understood that the ford stone paving still survives (in part) across the river at the end of Bridleway 11.

129 The 17th Century saw a growth in river trade. An Act of parliament in 1699 made the River Trent navigable above Shardlow as far as Burton. The silting of the river at its confluence with the River Dove effectively made Willington the highest point of navigation and hence an offloading/ loading point for goods in and out of Burton and beyond. This status as a river trading port saw the development of wharves and warehouses (during the period 1680-1805) along the north bank of the River Trent, to the east of the more recently built (1839) Willington bridge and the growth of the Village.

130 The river trade facilitated the movement of flint to and pottery from Stoke on Trent to London, via Gainsborough. Cheese, china and iron wares were also exported via the River Humber. Much of this trade transferred to the Trent and Mersey Canal when it was constructed in 1777 though the river trade stayed active for many years with one building used as a cheese warehouse up until the mid 1920's. It was then used by Derbyshire Farmers Dairies until the early 1960's. Although all traces of the warehouses have been cleared (the last remaining until 2002) there is still evidence of the wharves to the east of the Willington Bridge.

131 The Trent and Mersey Canal is of national importance as part of the Country's industrial heritage. It is one of the earliest canals in the country and is of industrial archaeological interest for that reason.

132 A Survey of Lands adjoining the canal in 1816 shows the development of the Village centre with the Green Man, the Dragon and canal side cottages, the warehouse and wharves, stock yards, cottages alongside the green and along The Castle Way.

- 133 The cluster of listed and notable buildings north of the River Trent (see Map 8a below) reflect the history of the Village before the industrial revolution. St Michael's Church has a Norman tympanum over the south door (although most of the remainder of the building is from the early 19th Century.) Trentside Cottage in Bargate Lane, formerly Wharf Lane, is probably the oldest house in the village, dating back to the 15th Century. The premises on the corner of the lane were once the home of the Village smithy and there are two more cottages on Bargate Lane that are listed.
- 134 The construction of the railway in 1839 followed the same route as the canal. The bridges, arches, station buildings and associated pubs and hotels created another wave of construction that add to the heritage of the village. The Rising Sun dates to this period (built around 1840 as the Rising Sun and Railway Hotel) as does the original station masters house (to the north of the western railway arch) on The Green.
- 135 The railway and canal provided a hub for the transfer of goods, and the area was a bustling inland port adding to the rich industrial heritage of the Village Centre. The decline of the inland port was marked by a major fire and consequent destruction (demolition) of the warehouse in the mid 1930's, the last goods train to use the yard was in 1962.
- 136 Willington Hall, Grade II listed, is thought to have been used during the First World War to hold prisoners of war. The columns to the entrance porch are still marked by the grooves cut by the barbed wire to prevent escape.

Heritage assets today

- 137 There are 9 Grade II listed buildings within the neighbourhood area³⁷, 7 of which are located within the Settlement Boundary. The Trent and Mersey Canal was designated a linear Conservation Area in 1994.
- 138 The cooling towers of the former Willington Power Station were subject to a Certificate of Immunity (COI) until 2025 which guaranteed that the structure would not be listed until then. It is unknown whether the cooling towers would be listed for protection after 2025.






Photo 4 the Trent and Mersey Canal and associated green space forms the linear Conservation Area



³⁷ See for the complete entries <https://historicengland.org.uk/listing/the-list/results/?search=willington&searchType=NHLE+Simple>

Map 8c Conservation Area and Listed Buildings



KEY	
	Neighbourhood Area
	Settlement Boundary
	Grade II Listed Building / Structure
	Certificate of Immunity until 12/01/2025
	Trent and Mersey Canal Conservation Area

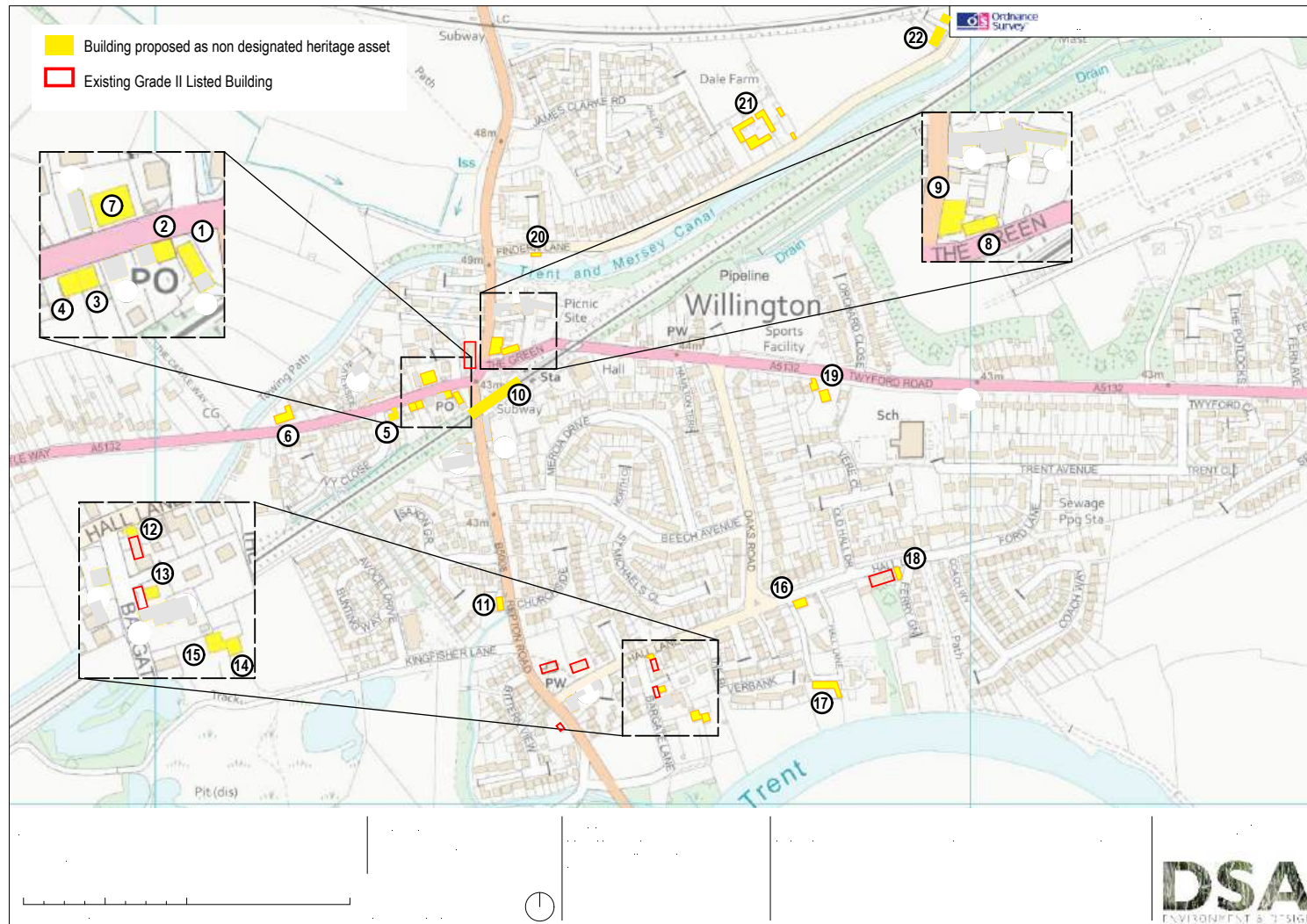
139 The NPPF requires Local Plans (and neighbourhood plans where applicable) to set out a positive, clear strategy for the conservation and enhancement of the historic environment. The NPPF requires local planning authorities to take account of the desirability of securing the optimum viable use for heritage assets consistent with their conservation.

- 140 Historic England provides further guidance in its Good Practice Advice in Planning: 1, where it states that *'a positive strategy ... requires a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset and make a positive contribution to local character and distinctiveness.'*
- 141 The Willington Design Guide and Codes 2023 provide guidance in Design Code A3, A4 and A5 about how development can minimise its impact on heritage assets. St Michaels/Hall Lane is where there is a concentration of listed buildings, and which forms the historic core of Willington. It is not a Conservation Area.
- 142 The Design Code notes how the *'Green infrastructure and setback of properties create a physical and visual link between the concentration of listed buildings at the Repton Road / Hall Lane intersection and Willington Hall to the east of Hall Lane.'*
- 143 National and District policy protects the setting of listed buildings like St Michaels Church. New development should respect the existing shape and rhythm of skylines and development should make sure that new buildings do not obstruct views to local landmarks such as St Michaels Church.

Non-Designated Heritage Assets

- 144 The NPPF (para 207) requires 'as a minimum' the relevant historic environment record to be consulted, and developers are required to describe the significance of any heritage asset affected. The Derbyshire Historic Environment Records are at <https://her.derbyshire.gov.uk/map>. The criteria the NPG used is based on the Historic England Advice Note 7 cited at Appendix D.
- 145 Through Neighbourhood Plans the Parish Council as a qualifying body for producing planning policy in Willington parish, are also able to identify non designated heritage assets.
- 146 There are buildings in the parish that have local heritage and/or architectural value. In the Design Code some of these have been identified as 'notable buildings' (see figure 70 page 51). The NPG used this as their starting point to identify structures and buildings that have a local heritage value. These are identified on Map 8d and are proposed as non-designated heritage assets. These buildings will be protected from inappropriate development proportionate with their heritage significance. (The location of the buildings and structures on Map 8d is listed at Appendix E along with the justification for their identification as having local heritage value.)
- 147 SDDCs LPP 1 Policy BNE 2 Ci refers to SDDCs intention to develop a local list. The buildings identified on Map 8d should contribute to this list.

Map 8d Buildings Nominated for Local Listing



Policy 6a Protecting and Enhancing Heritage Assets

1. Development within the historic core of Willington (the area around St Michaels and Hall Lane) should respect the scale, building plots, height, roof line and complement existing materials and architectural detailing to reflect the prevailing historic character as identified in the Willington Design Guide and Codes 2023.
2. The Trent and Mersey Canal and associated buildings make up Willington's Conservation Area. The effect of a proposal on the significance of the Canal, including its setting, will be taken into consideration when determining planning applications.
3. Development within the Conservation Area should preserve the character and appearance of the Area and its setting and the significance and setting of Listed Buildings. Development identified as causing less than substantial harm will only be permissible in the Conservation Area if the harm is outweighed by the public benefits of the proposal.³⁸
4. Within the Conservation Area and around the historic core of St Michael's, Bargate Lane and Hall Lane, development will only be permitted in gardens and open spaces between buildings where it will preserve the historic character.
5. Proposals that require a change of use of a heritage asset will be considered favourably where the following can be demonstrated:
 - a) the proposed development would represent a viable use that would secure the future of the heritage asset, and
 - b) the change of use will not be detrimental to the significance of the heritage asset and its setting.
6. Development proposals should include an appropriate archaeological assessment to inform a program of archaeological mitigation work where necessary.
7. Scheduled Monument Consent should be sought for groundworks in the area identified on Map 8b.

Policy 6b Non-Designated Heritage Assets

The buildings identified on Map 8d are identified as non-designated heritage assets. The effect of a proposal on the significance of a non-designated heritage assets, including their setting, will be taken into consideration when determining planning applications in order to minimise the conflict between the heritage asset's conservation and any aspect of the proposal.

³⁸ In accordance with NPPF para 207

16 Housing Development

148 Any future development of Willington Village must recognise the complexity of issues. Its location and development on the River Trent and the Trent and Mersey Canal constrain the development options, limited further by the juxtaposition of the railway lines and the low bridges within the Village Centre making it difficult for the Village to accommodate more housing without major structural investment.

149 The foregoing analysis has emphasised the role Willington plays in providing a destination for people beyond the parish to access the countryside, walk along the Canal and enjoy the cafes at the Marina and in the Village Centre. Future development should be located to protect these important features. It should also be of a scale that does not put additional pressure on the existing local primary school.

150 There is no expectation of additional major development in Willington parish (at least until the LPP 1 Review and LPP 2 have been reviewed and a new local plan approach set out in a combined document), other than that permitted by LPP 1 Policy H1. This allows for up to 25 dwellings either within the Settlement Boundary or up to 25 adjoining the Settlement Boundary, where it is a rural exception or cross subsidy site.³⁹

151 SDDC were unable to provide a housing requirement or need figure over and above allocations made as part of the adopted Local Plan Part 2, which allocates a site for 50 homes in Willington. For this reason, site allocation is not part of the WNP but the WNP will be reviewed in 5 years' time at which point it may need to be amended to align with a new Local Plan approach which will see the combining of LPP 1 and LPP 2.

152 The NPG decided to investigate possible locations for development in the future and in 2023 the NPG did a call for sites to see if any other sites (other than those in the SHELAA) would be put forward by developers, landowners or their agents; one additional site was forthcoming. The findings are set out at Appendix I and may form the evidence base for future policy formation.

153 Policy 7a provides an overarching housing policy setting out the spatial framework for housing development in the future. Policy 7a provides this framework and it sits alongside Policy 2 Achieving High Quality Design, Policy 3 Protecting Landscape Character and the housing policies (7b, 7c and 7d) below.

Policy 7a Housing to Meet Local Needs

Development that provides housing to meet the needs of the local community is supported where the proposal;

- a) is within the Settlement Boundary,**
- b) or is adjoining the Settlement Boundary in accordance with SDDC Policy H1,**
- c) or where it is a rural exception site in accordance with SDDC Policy H21,**
- d) provides a sustainable development pattern which supports the Village Centre,**
- e) is designed to accommodate the local infrastructure needs where SDDC identify this as a requirement,**
- f) is designed in accordance with the Willington Design Guide and Codes 2023,**

³⁹ Definition of Rural Exceptions Sites in the NPPF Annex 2: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

- g) includes a landscaping plan that reduces the impact on key views,**
- h) includes a flood risk assessment to demonstrate that it will not exacerbate flood risk on adjacent land where SDDC identify this as a requirement.**

Housing Mix and Type

154 The NPG commissioned AECOM to undertake a Housing Needs Assessment (HNA) for the parish.⁴⁰

This was to get a better understanding of the existing housing stock and to understand the likely housing needs of the local population. The HNA extended to 2039 as this was the time frame for the Local Plan part 1 Review when the HNA was commissioned.

155 Willington is not a self-contained housing market area, but it is part of South Derbyshire District which is in turn part of the Derby City Housing Market Area. Willington is part of the Derby Fringe sub area.⁴¹ Changes in need or demand in Derby City will impact on Willington. SDDC is not required to meet some of Derby City’s need but there is a duty to cooperate and SDDC did decide to take some of Derby City’s housing need in the adopted Local Plan. This adds to the complexity of SDDC establishing a district housing requirement and consequently a housing requirement figure (HRF) for the Plan Area.

156 However, the HNA for the parish does provide evidence to understand the role of the parish within the wider housing market area. The housing policies below are intended to enhance the positive role the parish plays and to plan to reflect the changing housing needs of the population.

157 Table 3 highlights the key statistics from the Housing Needs Assessment.

Table 3 Key Facts on the Housing Stock in the Parish⁴²

Willington Parish	National Figure (provided where it gives a useful context)
Approx. 1500 households this is a 22% increase since 2011	
11% are caravans or other mobile or temporary structures ⁴³	0.4%
2% are flats	22%
29% of residents live alone	30%
41% of households have 2 people in them	34%
68% are a single family households	63%
46% of dwellings have 3 bedrooms	40%

⁴⁰ The report is available at <https://www.willingtonparishcouncil.gov.uk/neighbourhood-development-plan>

⁴¹ See Strategic Housing Market Assessment Executive Summary 2020 at <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/evidence-base-2/district-wide-and-derby-hma-evidence>

⁴² Data from the Census 2021 unless stated

⁴³ This is much higher than the national average because of the Marina

23% of dwellings have 4 bedrooms or more	21%
51% own property outright	33%
36% have a mortgage	30%
5.5% social rented	17%
8% private rented	21%
321 residents (10%) are aged 75+	8.5%
Under occupancy - 47% of households have 2 spare bedrooms	36%

Housing Type and Size

158 The HNA shows that Willington has a significantly smaller proportion of 1-bedroom dwellings compared to England (22%) and South Derbyshire (4.2%). In Willington 45% of houses have 3 bedrooms and 27% have 2 bedrooms.

159 Understanding the composition and age structure of households indicates what housing might be needed in the future, with first time buyers and older people not usually requiring larger (4+) bedroom houses.

Figure 2: Age Profile

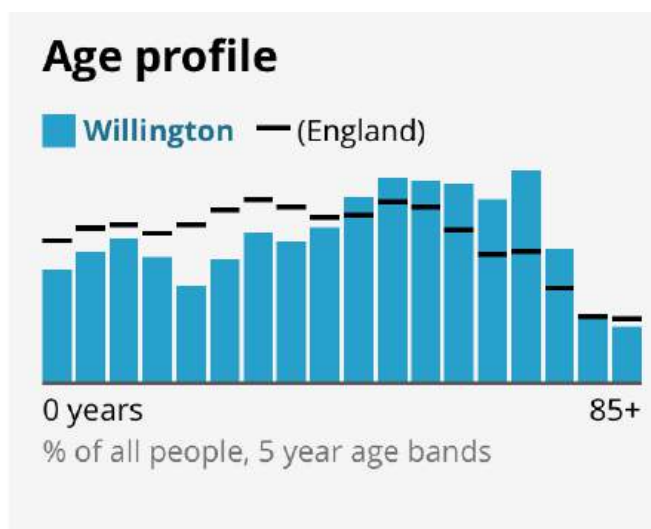


Figure 2 shows that from age 45 onwards Willington has a higher proportion of residents than the national average. The HNA notes that ‘Population growth can be expected to be driven by the oldest households, with a 110% increase expected in households over 65’. This aligns with the evidence in the Strategic Housing Market Assessment (SHMA) which also identified that greatest absolute growth forecast will be in the over 60’s. The population of the parish, in line with the District is ageing. The

HNA demonstrates the projected change in household composition between 2011 and 2039 based on the Household Reference Person (HRP).

Table 4

Table 5-9: Projected distribution of households by age of HRP, Willington

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	16	120	482	257	326
2039	21	156	603	349	685
% change 2011-2039	29%	30%	25%	36%	110%

Source: AECOM Calculations

160 The AECOM analysis proposes the following mix of house sizes for future development:

- 1 bed 6%
- 35% 2 bed
- 34% 3 bed
- 20% 4 bed
- 5 bed 4%

161 The Derby and South Derbyshire Local Housing Needs Assessment 2023 proposed housing mix suggests a very similar housing mix with a slightly higher proportion of 3 bed homes (40%) indicated⁴⁴.

162 The findings in the SHMA 2020 (which covers the Derby City housing market area) is that the focus of new market housing should be on 3-bedroom homes due to the demand for family homes from newly forming households. But that there may also be some demand for appropriate medium sized homes (2-bedroom) from older households wishing to downsize but still wishing to retain the flexibility i.e. to allow friends and family to stay.

163 The SHMA identifies the need for a more even split of 1,2 and 3 bed homes for affordable housing for rent.

Demographics and Implications for Housing

164 Given that there will be a need for an additional supply of homes for people with more limited mobility, another approach that can provide a more flexible supply of housing stock for all ages, is to encourage new dwellings to be built to standards that allow accessibility and adaptability. The HNA demonstrates that this will be a need over the Plan period.

165 21% of people over 65 in Willington have day to day activities limited a lot.⁴⁵

166 LPP 1 Policy H20 provides encouragement for development to accommodate specific groups, including single occupiers, people with disabilities, people wanting to build their own homes, and the aging population. However, it does not set specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category

⁴⁴ See

<https://www.southderbyshire.gov.uk/search?k=local%20housing%20needs%20assessment%202023&type=3>

⁴⁵ See HNA table 6-5 page 57

M4(2)), or for wheelchair users (Category M4(3)). The government is going to mandate M4(2) on newly erected dwellings, subject to further consultation on technical standards⁴⁶.

167 The Local Housing Needs Assessment 2023 for Derby City and SDDC says that ‘Given the evidence [SDDC] should consider (as a starting point) requiring all dwellings (in all tenures) to meet the M4(2) standards and where viability allows around 5% of homes meeting M4(3) - wheelchair user dwellings in the market sector (a higher proportion of around a tenth in the affordable sector)⁴⁷

168 The Local Housing Needs Assessment 2023 for Derby City and SDDC suggests consideration of a requirement that 5% of new market homes should meet M4 (3)(a) ‘wheelchair adaptable’. This recommendation is applied to the LPP 1 Review Policy H20 and is supported here based on the evidence in the Willington HNA.

Policy 7b Housing Mix

1. **As appropriate to their scale, nature and location, housing schemes are required to deliver a housing mix that meets local need in accordance with the findings in the most up to date Housing Needs Assessment which is;**
 - **6%⁴⁸ of dwellings are 1 bed,**
 - **35% 2 bed**
 - **34% 3 bed**
 - **20% 4 bed**
 - **4% 5 or more bed**

unless it can be demonstrated that this is not viable or desirable.
2. **As appropriate to their scale, nature and location, where major development seeks to depart from the mix at policy 7b (1), information accompanying the application would need to justify the departure from this policy based on specific character elements or some other demonstration of suitability.**
3. **For major development or mixed-use proposals on a site of more than 0.5 hectares, dwellings that are adaptable and accessible to accommodate the needs of residents as they age are supported, M4(2). For wheelchair user dwellings 5% of market homes and 10% for affordable homes, in accordance with emerging District policy, but a higher % would be supported.**

Housing for Older People

169 The policy emphasis above on ensuring new market houses is adaptable and that there are more smaller dwellings will assist in providing a better range of houses for older people. However, some people will require additional provision. The HNA noted that there were 16 units of existing specialist housing for older people in Willington. All 16 units are flats available for social rent.

⁴⁶ <https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/outcome/raising-accessibility-standards-for-new-homes-summary-of-consultation-responses-and-government-response>

⁴⁷ <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/evidence-base-2/district-wide-and-derby-hma-evidence>

⁴⁸ % rounded up

170 In 2021 10% of the population were over 75 (330 people). The HNA estimates this figure will increase to 485 by 2039.⁴⁹ The topography of Willington and its accessibility to local services, and the recreational value of the Canal and the Marina, make the parish a suitable location for specialist accommodation.

171 AECOM calculations show that there is a total need for 101 specialist housing units in the Neighbourhood Area during the Plan period. It should be noted that especially in households with a need for market sheltered housing, it is likely that at home adaptations could meet a reasonable proportion of this need and that there is no requirement for Willington parish to meet all (or any) of this need as there will be a degree of overlap between the number of specialist dwellings provided and the target for the Plan Area. However, community feedback indicated support for this provision in the parish.

Policy 7c Accommodation for Older People

Proposals for the development of housing for older people, particularly sheltered accommodation with limited support, will be supported within the Settlement Boundary, given its topography and the proximity of everyday services.

Affordability

172 In Willington 3.8% of the housing stock is socially rented (compared to 17.7% nationally) and 8.6% is privately rented (compared to 16.8% nationally). It is acknowledged that 20-25% of people who privately rent choose to do so.

173 AECOM has determined thresholds for the income required in Willington to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in the NPPF⁵⁰.

174 The AECOM analysis shows that affordable rented housing is the only housing type that is within the income threshold of someone on the lower quartile income living alone indicating that the affordable rented sector performs a vital function. Given the role of Willington as a part of the wider Housing Market Area⁵¹, affordable home ownership products were considered the most useful in meeting local housing need.

⁴⁹ see HNA para 200

⁵⁰ Standard assumptions are that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income.

⁵¹ Willington is not a Housing Market Area that operates in isolation and the provision of affordable housing nearer to employment centres like Swadlincote and Derby will affect the demand indicated here.

Figure 3 from HNA Affordability Thresholds in Willington (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £49,700	Affordable on LQ earnings (single earner)? £20,168	Affordable on LQ earnings (2 earners)? £40,336
Market Housing						
Median House Price	£241,200	-	£68,914	No	No	No
Estimated NA New Build Entry-Level House Price	£195,671		£55,906	No	No	No
LQ/Entry-level House Price	£165,600	-	£47,314	Yes	No	No
LA New Build Median House Price	£233,955	-	£66,844	No	No	No
Average Market Rent	-	£11,268	£37,560	Yes	No	Yes
Entry-level Market Rent	-	£9,036	£30,120	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£136,970	-	£39,134	Yes	No	Yes
First Homes (-40%)	£117,403	-	£33,544	Yes	No	Yes
First Homes (-50%)	£97,836	-	£27,953	Yes	No	Yes
Shared Ownership (50%)	£97,836	£2,718	£37,012	Yes	No	Yes
Shared Ownership (25%)	£48,918	£4,076	£27,565	Yes	No	Yes
Shared Ownership (10%)	£19,567	£4,892	£21,897	Yes	Marginal	Yes
Affordable Rented Housing						
Affordable Rent	-	£5,193	£17,293	Yes	Yes	Yes
Social Rent	-	£4,989	£16,613	Yes	Yes	Yes

Source: AECOM Calculations

175 AECOM calculates a need for 92 affordable housing units for sale up to 2039 but notes that ‘there is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet affordable housing needs in full’.

176 The LPP 1 Policy H21 seeks up to 30% of new housing to be affordable on sites over 15 dwellings. Future development is expected to be in accordance with this District policy approach and the HNA finds there to be robust evidence of need for affordable housing in the Neighbourhood Area. Every effort should be made to maximise delivery of affordable housing where viable.

177 The Government requires major development to provide a mix of affordable housing tenures for rent and affordable home ownership tenures.

Policy 7d Affordable Housing

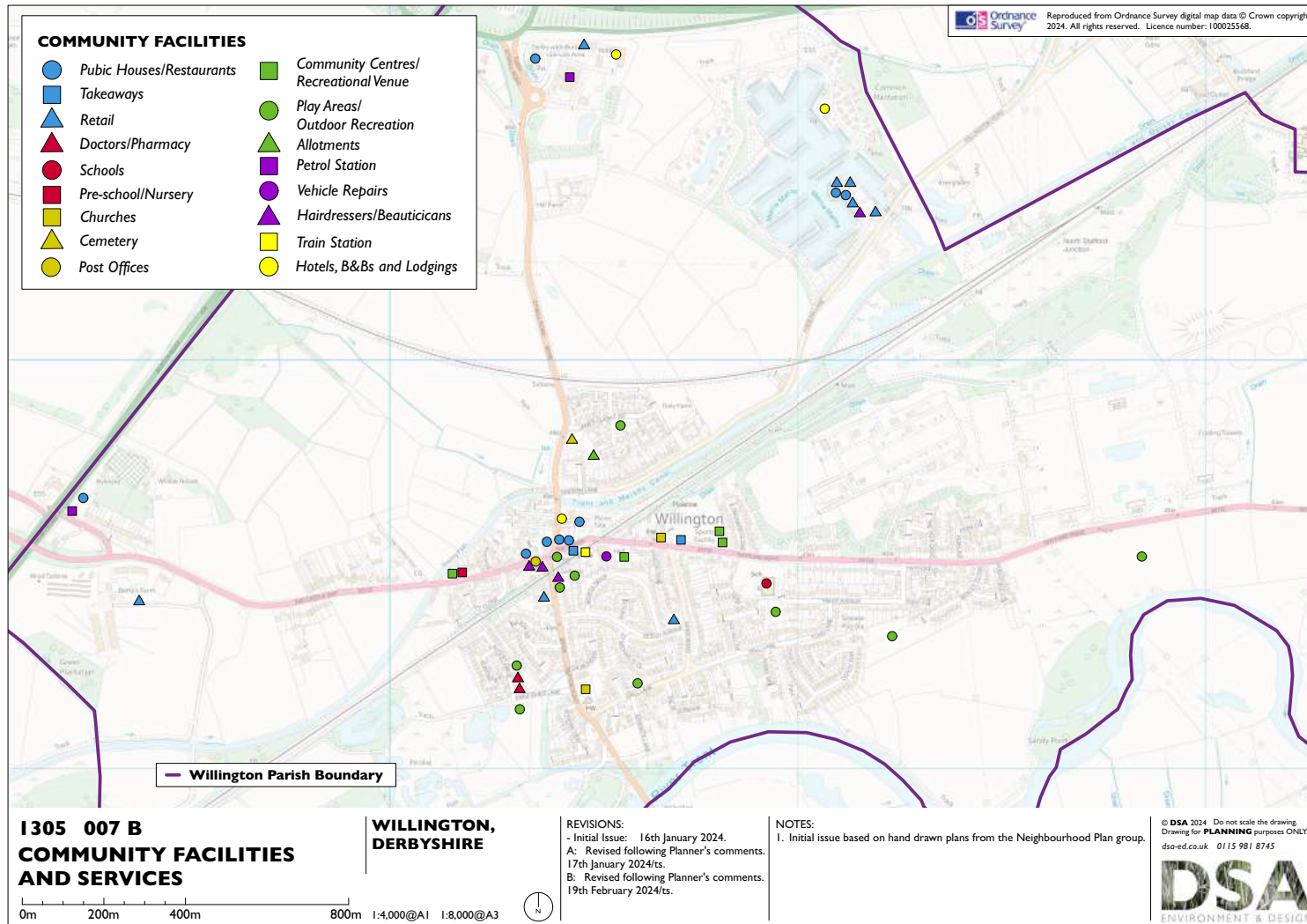
1. Where applicable, the development of affordable housing will be supported in accordance with District policy.
2. The mix of affordable housing products should meet identified local needs including social rent, affordable housing for rent and affordable home ownership tenures.
3. Affordable housing schemes should be fully integrated with market housing and be consistent in the quality of design and provision of private and public spaces.

17 Protecting and Enhancing Community Facilities and Services

- 178 Willington parish contains a wide range of services and facilities (see Appendix C). Some relate to the A38 junction and Mercia Marina. Most of them are within the Village Centre. The location of this range of services is shown on Map 9a.
- 179 The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being and provides venues for a range of community activities for all ages.
- 180 Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. For those without a car or with limited mobility, being able to access local meeting spaces will be key to their health and well-being. The section on housing identified the expected increase in people with mobility issues (due to an ageing population) over the Plan period.
- 181 With a growing number of older residents, easy access to local facilities significantly enhances the quality of life of existing and future residents and contributes to sustainable development.
- 182 The existing facilities are well used and highly valued. Willington benefits from a range of community facilities, these contribute to the sense of community in the Village. The NPPF (paragraph 98) is clear that planning policies and decisions should enable the retention and development of accessible local services and community facilities such as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses and places of worship.
- 183 A local issue in recent years has been the capacity at Willington Primary School if there is to be additional housing development in the parish. Whilst birth rates have dropped recently the Chair of Governors notes that Willington Primary School is always close to capacity in the reception year. The NPG have also been advised that depending on capacity of each year group some children on the Peacehaven Estate have had to attend Findern Primary school. This requires cars usage to get those children living on the Peacehaven Estate to school in Findern. DCC advised that in 2025 all population cohorts aged 6 or lower at 31 August 2025 were below the intake number of Willington Primary School and where applications had been made for reception class in time all requests from 2022 onwards have been successful.
- 184 SDDC in their comments on the WNP advised that Strategic Policy INF1: Infrastructure and Development Contributions is used to seek development contributions (when required). DCC has a Development Contribution Protocol. Local evidence indicates that this process is not always providing school places in the locations where they are needed. DCC in their comment's note that the S106 contribution from the Peacehaven Estate was to fund expansion at Willington Primary School, but local experience is that on some occasions children still had to attend a Primary school out of the village depending on the capacity of the year group at Willington Primary School. A community action is for Willington Parish Council to continue to lobby SDDC and DCC on this matter, although it is acknowledged that it is not possible to reserve places for children who may move into the area. The Admissions Code determines that places must be allocated up to the Published Admission Number (PAN)⁵² meaning that children out of the area can access places if available.

⁵² the maximum number of children a school must admit into each relevant age group

Map 9a Services and facilities in Willington Parish



Policy 8 Protecting and Enhancing Community Facilities

1. The following buildings (which are shown on Map 9a), are identified as community facilities;
 - I. Willington Village Hall
 - II. Willington Old School Community Centre
 - III. Sports Pavilion, Twyford Road
 - IV. Medical Centre that includes a pharmacy and GP surgery
 - V. Willington Primary School
 - VI. Bowling Club Green and Pavilion
 - VII. Tennis Courts

2. Proposals for the enhancement, improvement and extension of these buildings listed in 8(1), or the provision of new buildings to extend the offer of community facilities or important local services, will be supported where the design and appearance is in conformity with Policy 2.

3. Where planning permission is required, development that will result in the loss of sites or premises, used for important local services and community facilities listed in Policy 8(1) will not be supported unless;
 - a) alternative provision, of equivalent or better quality will be provided and made available prior to commencement of redevelopment, or
 - b) it is evident that there is no reasonable prospect of the service or facility being retained or resurrected*, and
 - c) it is evident that the service or facility is no longer viable*,
 - d) there is little evidence of local use of that service or facility*.

***Applicants will be expected to demonstrate to SDDC's satisfaction that all reasonable efforts have been made to sell and let the site or premises for its existing use or another service/facility use at a realistic price for a period of at least 12 months (or a period determined by SDDC).**

18 Protecting the Vitality and Viability of Willington Village Centre

185 Willington village centre is the heart of the neighbourhood area. It is where the major routes convene making it an important junction space for all modes, including pedestrians and cyclists. It is often congested at busy times, and this is exacerbated by the constrained vehicular routes under the railway.

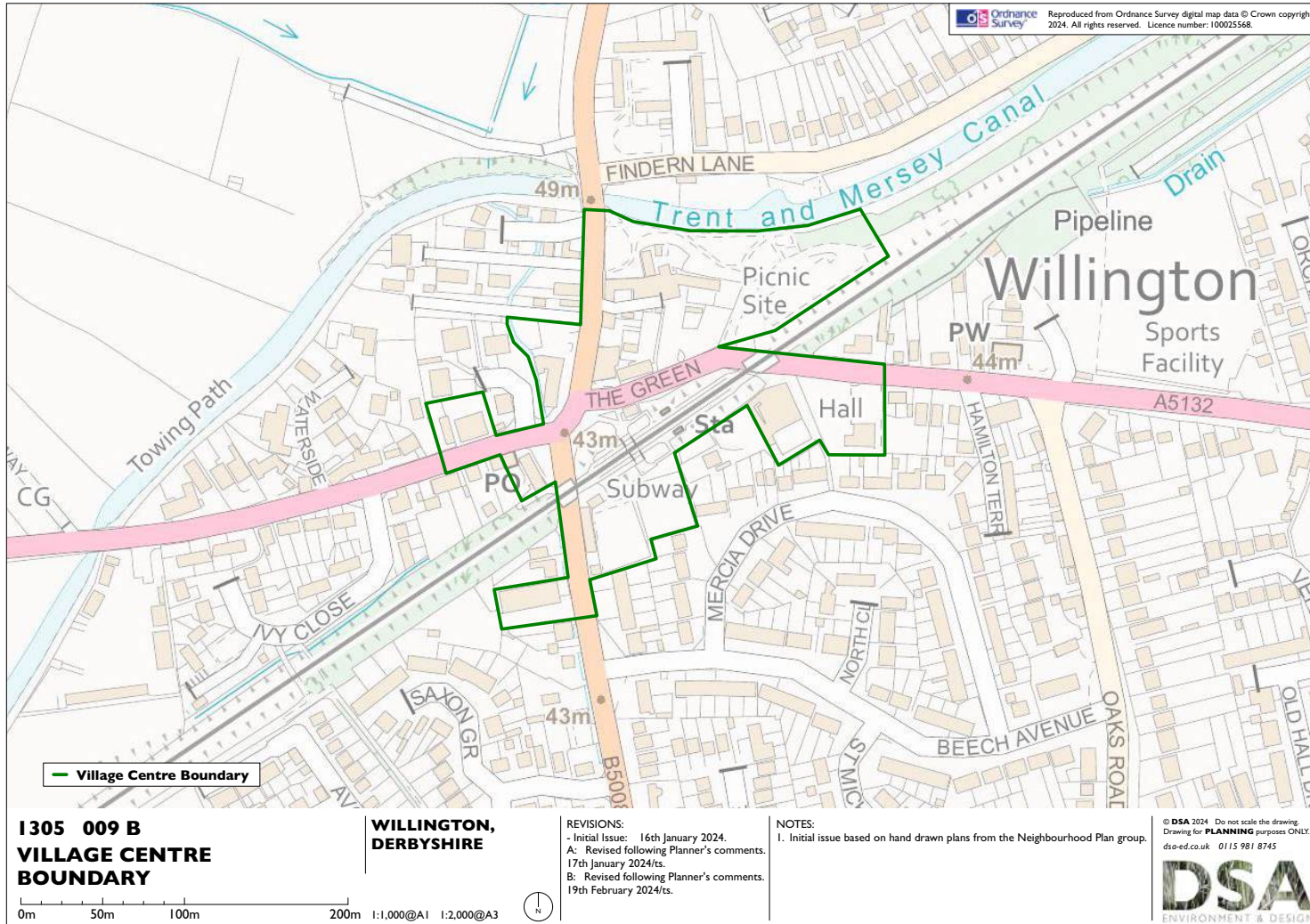
186 Willington is identified as a Key Service village in the LPP 1. Policy RTL1 requires a sequential test for applications for retail uses outside the village centre. Development for retail uses within the centre of Willington is supported. Outside the centre, retail proposals over 1,000 square metres gross are required to submit a detailed retail impact assessment to measure the impact of the proposal on the vitality and viability of nearby centres and on committed and planned investment in those centres.

187 Map 9b shows what local people consider to be the extent of the village centre (as this is not defined in the LPP 2).

188 The retail uses in the centre contribute to the sense of community in the village. Local people value the concentration of services and facilities, along with car parking and want to support the retention of retail facilities within the centre in accordance with the district approach.

189 The NPG support the approach in the LPP 2 to encourage the retention of retail uses in the centre. Since the adoption of LPP 2 the Use Classes order has been amended. Policy 9 is still seeking to direct shops, cafes, chemists, financial and other services into the centre of Willington where possible.

Map 9b Village Centre Boundary



Policy 9 Protecting the Vitality and Viability of Willington Centre

- 1. Within the area shown on Map 9b, where planning permission is required, applications for retail development at ground floor level within class Ea⁵³ will be supported provided that;**
 - a) it is appropriate with the scale and function of the centre, and**
 - b) it does not adversely impact on neighbouring properties.**
- 2. Proposals for other local services or facilities in the centre that will meet a local need (for example, hot food takeaways) will be required to demonstrate that the scheme;**
 - a) is appropriate with the scale and function of the centre, and**
 - b) does not adversely impact on neighbouring properties.**
- 3. Where planning permission is required, proposals that improve the quality of the public realm, boundary treatment and that prioritise pedestrian movement over vehicular movement will be supported.**

190 There is significant street clutter, including signage, that has accrued over time and which negatively impacts the street scene. The junction of the major through routes for vehicles, pedestrians and cyclists provides the opportunity to create an attractive central space and an enhanced sense of arrival. This includes improving the attractiveness of the area under the arches, as these are important entry points to Willington. Improvements to the public realm should facilitate easy access to/from the station and other points of interest (like the canal).

191 Future development across the parish will create opportunities for planning gain and investment within the centre. An increased population will place more demand on the retail and service provision in Willington.

192 A community aspiration is for the Parish Council to work with SDDC, DDC, other agencies, local businesses and landowners to see the environmental enhancement of this important junction and surrounding buildings and spaces (See Appendix A).

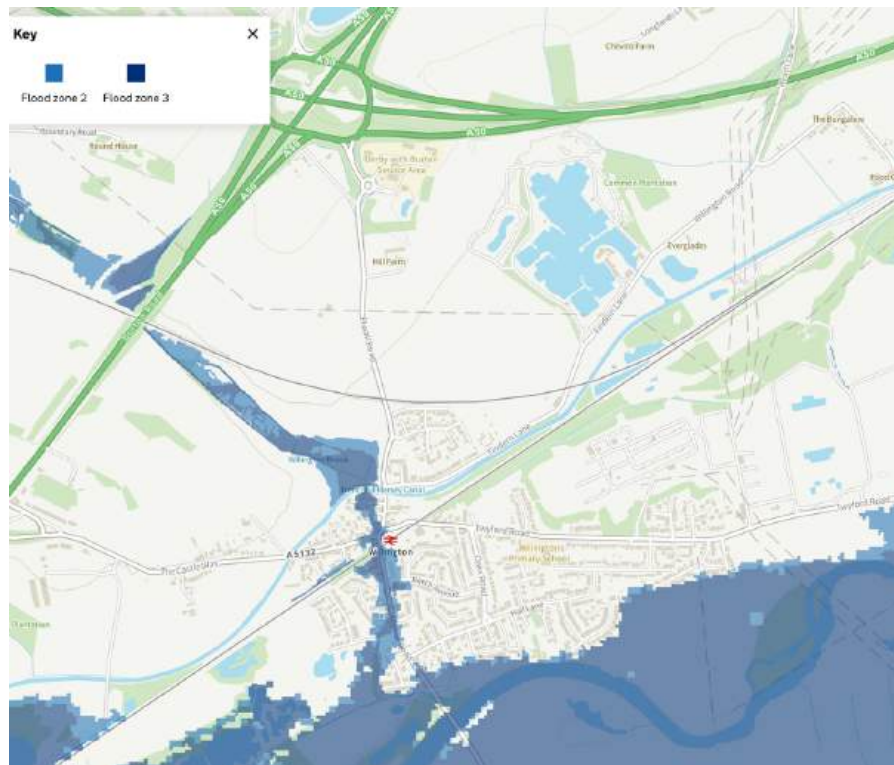
⁵³ Class Ea Display or retail sale of goods, other than hot food

19 Reducing the Risk of Flooding

193 The presence of water is a defining characteristic (see section on Landscape Character above.) The neighbourhood area includes a major river, a canal and marina, several brooks, and numerous ponds (which now form part of Willington Nature Reserve) associated with former quarrying.

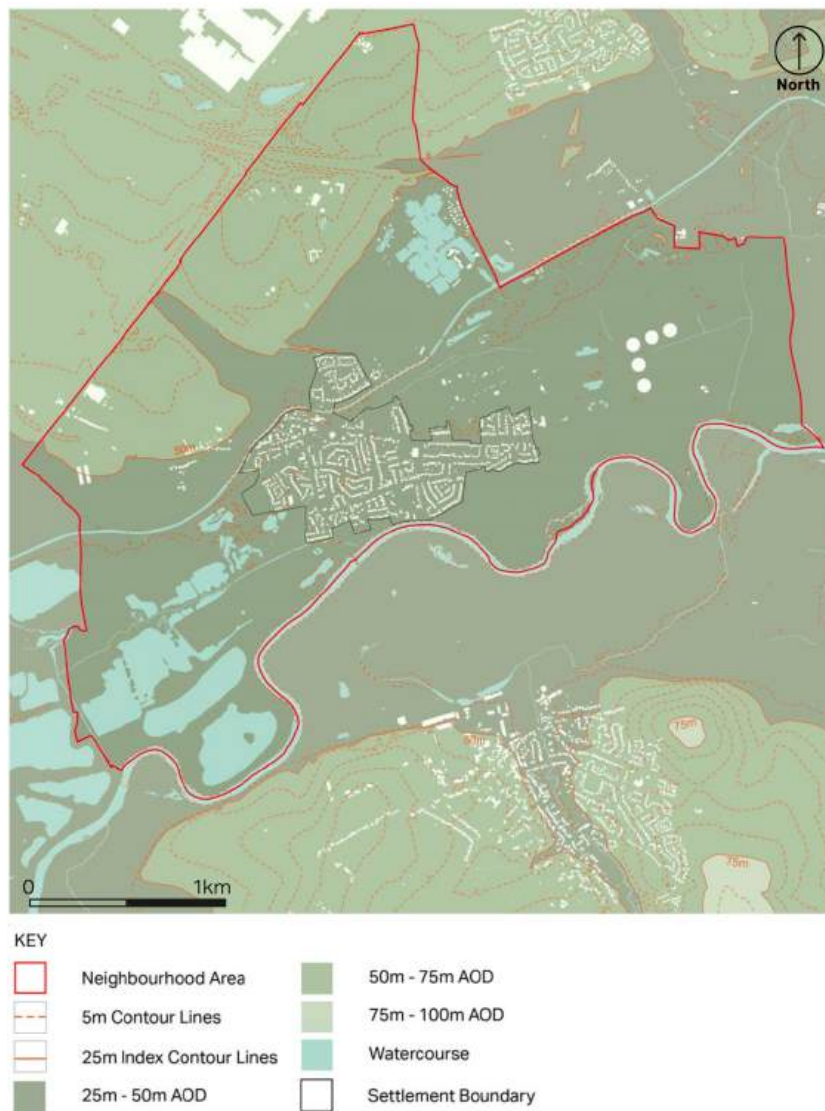
194 Due to its proximity to the River Trent, a large area to the south of the neighbourhood area, including a sizeable portion of the main urban area, is within flood zones 2 and 3.

Map 10a Flood Risk from Rivers: Willington Parish



195 Map 10b shows how low lying most of the parish is. The village is built on very gently sloping land which rises to the northwest consistent with its floodplain landscape character.

Map 10b Topography



196 The planning system requires development to be assessed based on a sequential approach to flood risk. This means managing flood risk by prioritising development in areas with the lowest flood risk first, systematically considering alternative sites with lower flood risk before moving to areas with higher risk. The Exception Test provides a method of managing flood risk while still allowing necessary development to occur.⁵⁴

197 SDDC will require applicants to undertake site specific flood risk assessment for all development in Flood Zones 2 and 3.

198 Given the proximity of a major river, it is unsurprising that the parish is also susceptible to surface water run-off. This type of flood risk is distributed in pockets throughout the village. The

⁵⁴ The Exception Test is only appropriate for use when there are large areas in Flood Zones 2 and 3, where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is necessary for wider sustainable development reasons, taking into account the need to avoid social or economic blight.

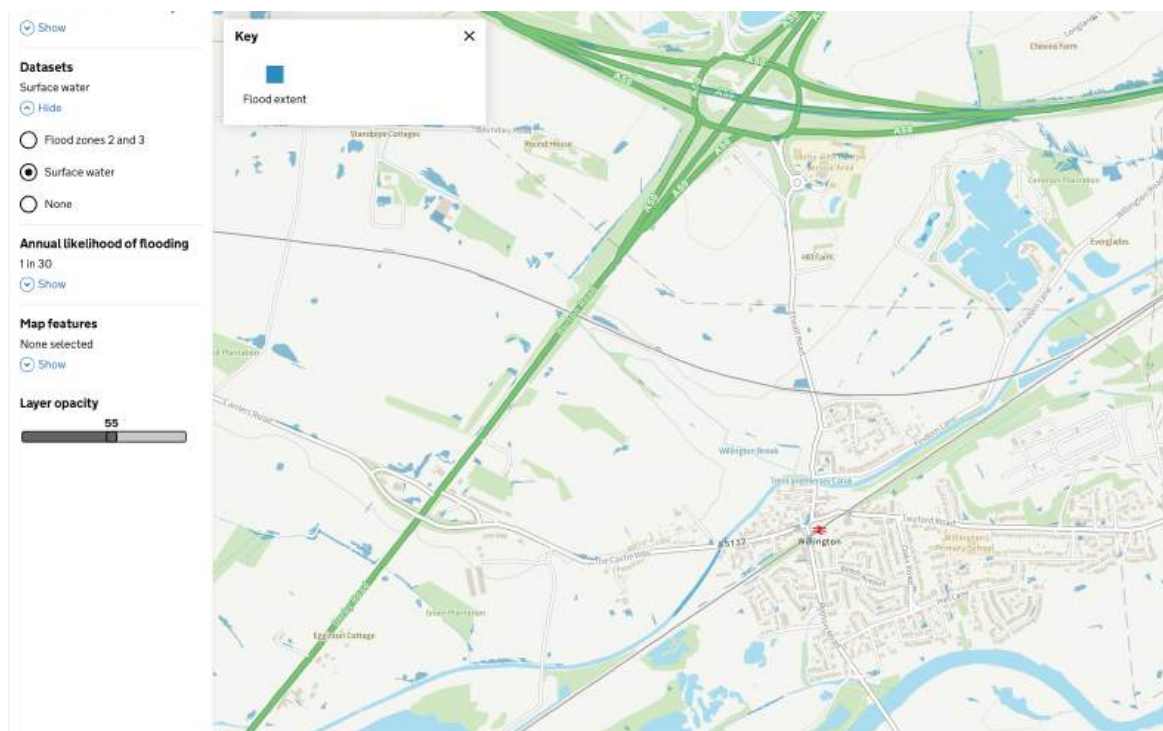
Environment Agency produces Flood Risk Maps showing the areas that have low, medium and high risk of surface water run-off.⁵⁵

199 Increasing the number of permeable surfaces can reduce the risk of surface water run-off. Trees, hedgerows and grass verges all help in reducing the risk of flooding by soaking up water and slowing the flow into drains and water courses. This is called Sustainable Drainage Systems (SuDs). They can have multi benefits providing places for leisure and recreation and increasing biodiversity as well as a drainage function.

200 SuDs can be specifically designed (e.g., rain gardens and using geopaving), but simply by increasing the planting of shrubs and trees and increasing areas that are grassed rather than paved, will provide ways to capture the water and let it soak into the ground.

201 SuDs can only be required as part of major planning applications however, implementing Policy 4a Protecting Landscape Character and Policy 4b Tree Planting and Replacement will help to alleviate the extent of surface water run off by encouraging the planting of more trees and hedgerows as well delivering wider objectives (like enhancing the biodiversity of the parish and providing more areas for shade.)

Map 10d Flood Risk from Surface Water



202 Given the extent of flood risk in the Plan area and the expectation that there will be major development in the future, Policy 10 provides a framework for addressing flood risk.

⁵⁵ See <https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=429389&northings=328518&placeOrPostcode=Willington+Derbyshire&locationDetails=Willington%2C+South+Derbyshire%2C+Derbyshire%2C+East+Midlands%2C+England&isPostCode=false>

Policy 10 Reducing the Risk of Flooding

1. Development must follow a sequential approach to flood risk management using the most up to date mapping information. For development in Flood Zones 2 and 3, the exception test will be applied in accordance with Diagram 3 of national planning practice guidance.
2. Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding will be supported subject to the proposal not resulting in an increase in flood risk elsewhere.
3. Surface water management should be undertaken through the utilisation of sustainable drainage systems which mimic natural drainage patterns and should achieve net gains for nature including through green infrastructure provision such as the planting of trees and bushes suitable to the location that provide biodiversity.

20 Getting Around











203 The neighbourhood area is bounded to the north and west by the A38 and A50. These strategic vehicle routes provide access to the wider region including Burton, Derby, and the M1 motorway. Access to the strategic road network is provided at The Castle Way junction to the west and Toyota Island to the north of the village. The Village is at the crossroads of the north–south B5008 road, and the east– west A5132 road.

204 The A5132 is a primary arterial route running east-west which bisects the neighbourhood area and provides access to residential developments within the Village.

205 The B5008 is a secondary arterial route which runs in a north-south direction providing access from the Toyota Island junction to the north and Repton Village to the south, over the River Trent via Willington Bridge. It also provides access to the Village Centre from surrounding. Whilst it is designated as a ‘B Road’, the B5008 is the busiest road in the neighbourhood area with over 22,000 vehicle movements per day.

Map 11a Roads



KEY			
	Neighbourhood Area		Residential Access Streets
	Strategic A Roads		Minor and Restricted Routes
	Primary Streets		Railway Line
	Secondary Streets		Railway Station
	Tertiary Streets		Settlement Boundary

206 The historic street layout in the centre of the Village, with the offset junction where the B5008 (Willington Road) and A5132 (Twyford Road) intersect, creates a pinch point exacerbated by the

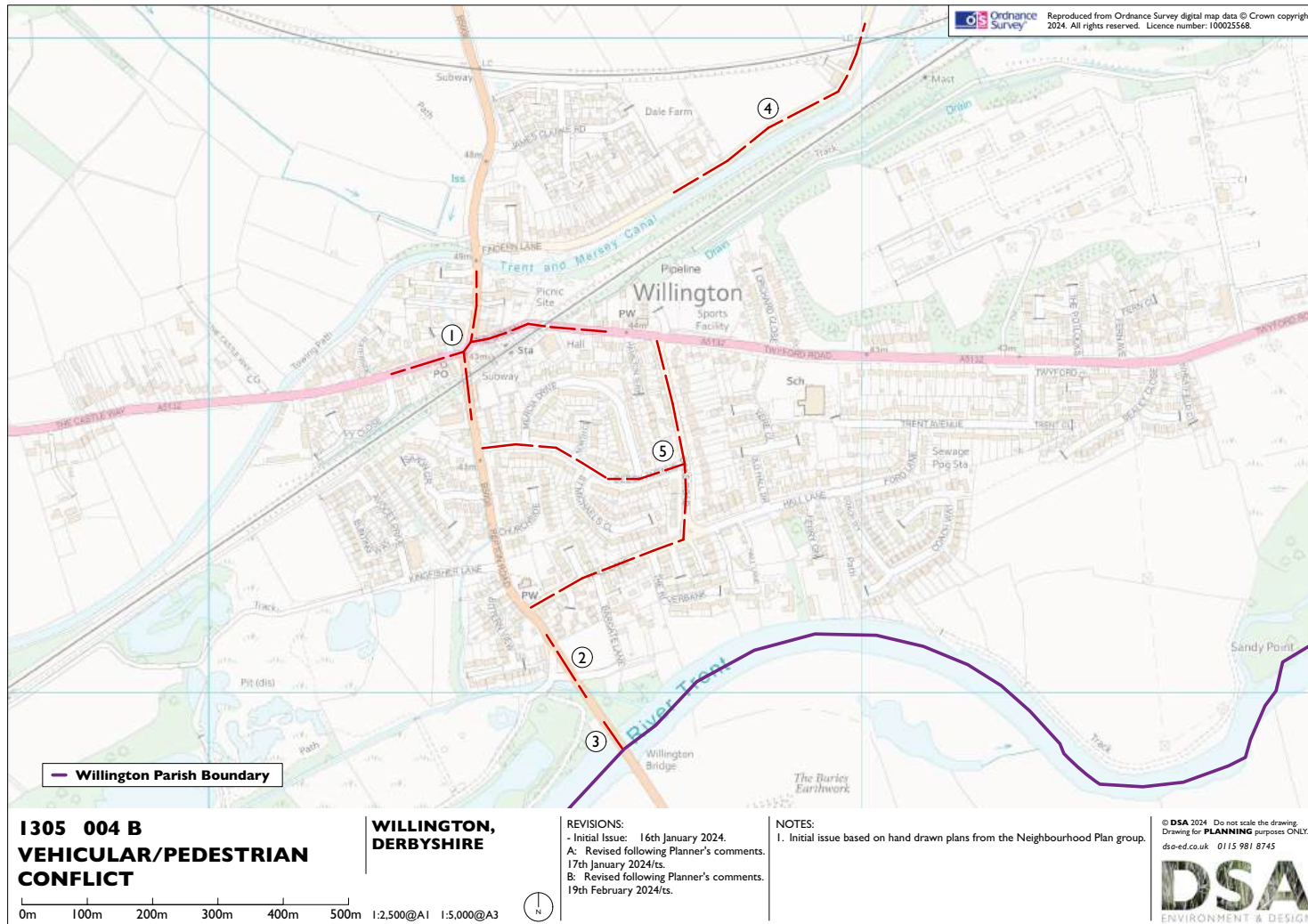
Victorian railway bridge. This road layout was not designed for the volume of traffic that uses it today and future development would need to demonstrate that increase vehicular movements in the centre of the Village can be accommodated.⁵⁶

207 Map 11b shows the areas where there are vehicular and pedestrian conflict. The numbers relate to:

- 1) Village Centre, high levels of traffic mix with heavy lorries and high pedestrian use
- 2) Repton Road – high traffic flow mixed with high pedestrian use and intermittent footpath
- 3) Willington Bridge – the Plan boundary runs down the middle of the River Trent the footpath is unsafe across the whole length of the bridge
- 4) Findern Lane – intermittent footpath
- 5) Oaks Road/Hall Lane/Beech Avenue – heavy lorry movements, short cut avoiding Village centre

⁵⁶ A planning application for 1,200 dwellings on the former Power Station site was unsuccessful in part due to the vehicular constraints in Willington Centre.

Map 11b Areas of Pedestrian/Vehicular Conflict



208 There are several barriers to movement within the Neighbourhood Area – they include the River Trent, the Trent and Mersey Canal, and the railway. Notwithstanding this, several routes, bridges, and underpasses ensure that the Neighbourhood Area, including the Village, is permeable for both pedestrians and vehicles.

Photo 5 One of two routes under the railway



Photo 6 Pinch Point under Railway Bridge



209 Willington is on the V3 bus route which provides access to the wider region. The village has access to the train network with the mainline Cross Country service running through both Derby and Burton upon Trent. There is a scheduled and regular train service, there are on average 10 per day Monday to Friday, but only 3 on Saturday and none on Sundays.

Improving Cycling and Walking

210 There are several Public Rights of Ways across the neighbourhood area which connect the village to the wider countryside. They principally follow the parish's key corridors including the canal, river, and railway. These corridors also include cycle paths which form part of the regional cycle network. There are also informal routes which provide greater connectivity across the parish and are well used.

211 Improving the options to travel actively (like cycling and walking) reduces car usage, improves health and well-being and represents sustainable development. The topography of the parish and wider urban area is flat, making it an ideal place to encourage more cycling and walking.

212 Cycling is popular and the cafes in Willington provide ideal stopping points. However, the road layout, and traffic volumes at certain times of the day in the village can make it intimidating for cyclists.

213 The Trent and Mersey Canal is part of the Strategic county-wide Key Cycle Network, whilst local cycle network links include

- Northwards from the canal along B5008 Etwall Road
- Southwards from the canal picnic site/station car park to the Green, then west along the Green towards Egginton and south to Repton via Oaks Road (this route is an aspiration which requires a crossing of the river at the riverside edge of Willington bridleway 11.)

214 Mercia Marina is a popular destination for residents and should be safe and direct on foot. However, on Findern Lane the footpath ends on a blind bend, and pedestrians must cross the road to continue on a pavement. A safer route is along the canal towpath but access across the footbridge to the marina is very muddy as the path has not been prepared to the same standard as other parts of the towpath.

215 Given the expected growth of the village and the potential to enhance cycling and walking it is important that opportunities are taken where possible to make cycling and walking around the parish easier. Policy 11 below compliments the approach in Policy 8 (Improving the Vitality and Viability of the Village Centre).

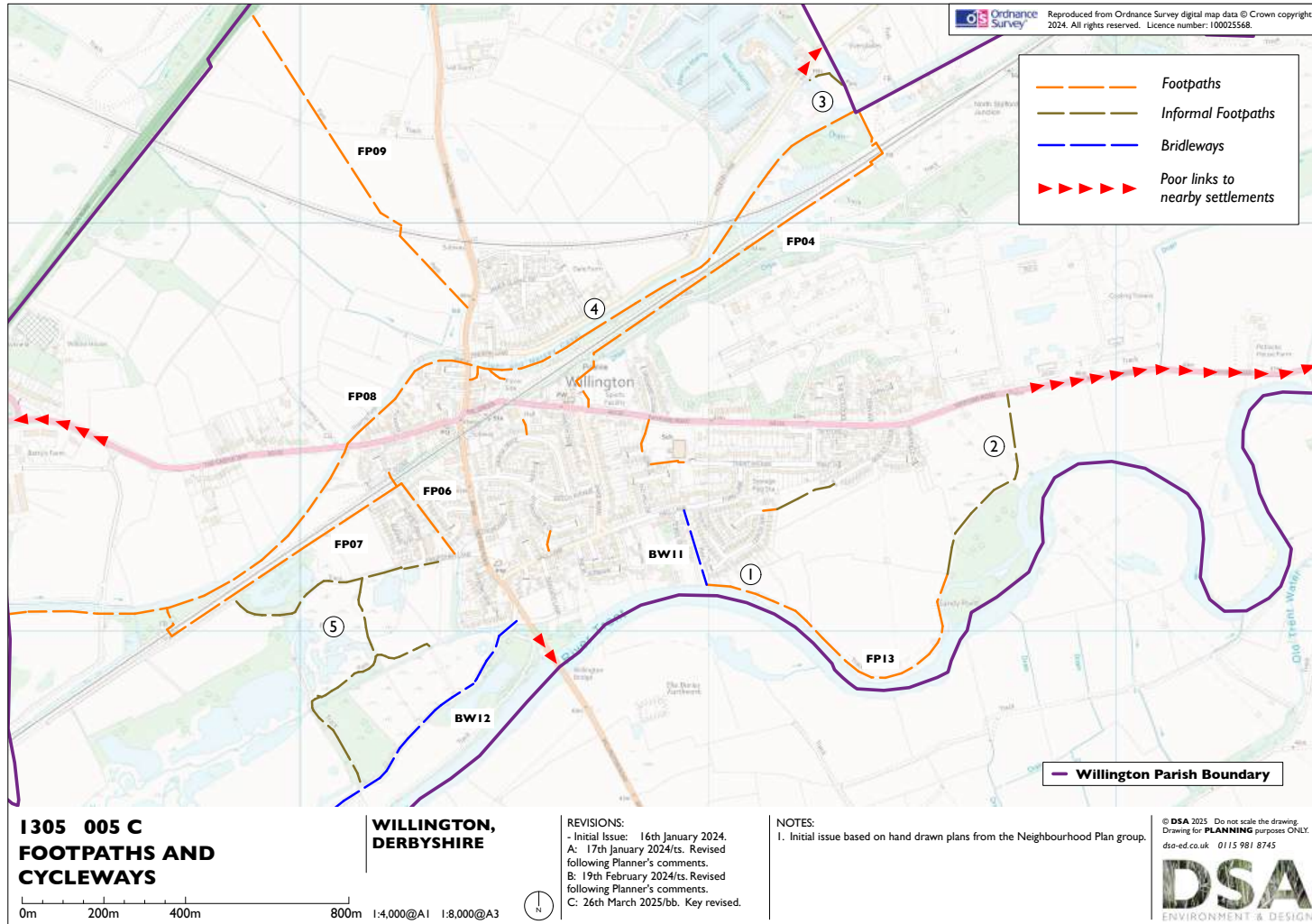
216 Map 11c produced by the NPG shows the walking and cycling routes through the village and indicates that there is poor walking or cycling connections to nearby settlements.

217 An aspiration is to work with the adjoining parishes of Etwall and Egginton to establish a pedestrian/cycleway to these neighbouring settlements (see Appendix A).

218 In response to the consultation on this WNP, DCC noted that in planning the incorporation of footpaths, wherever possible alternative alignment should avoid the use of estate roads and preference should be given to the use of made up paths through landscape spaces away from traffic. It is important that new footpaths join to the existing rights of way network or the highway for access and maintenance and to improve connectivity.

219 The NPG support this approach.

Map 11C Walking and Cycling Routes



Policy 11 Extending the Footpaths and Cycle Routes

1. Development that enables the extension of the cycle and footpath network is supported, in particular;
 - a) changes to the road layout, crossing points, pavements and street scene that make active movement routes safer and more direct (for example, but not limited to, the junction of Willington Road and Twyford Road);
 - b) improve pedestrian safety along Findern Lane;
 - c) improve the quality of the footpath that connects the canal towpath to Mercia Marina from Willington Village,
 - d) enhancements to the Derbyshire Key and Local Cycle network (as outlined above)
2. The design of new development should seek to improve and/or extend existing or create new non-vehicular connections to the existing built up area as part of the layout of a new scheme.

21 Renewable Energy and Low Carbon Technologies

220 The government identifies the planning system as having a significant role to play in tackling climate change. We must reduce the energy we use to heat and cool our homes as well as shifting to net zero carbon sources of heating and cooling.

221 The design and layout of new development can significantly affect the efficiency of buildings in terms of their energy use and needs. For example, effective passive design maintains thermal comfort by utilising the sun's natural cycles and natural ventilation and shading to reduce the need for active cooling systems.

222 Heating in buildings and industry create 32% of total UK emissions⁵⁷. A strategy to reduce carbon to heat buildings is a priority area in the 2021 Joint Recommendations⁵⁸. The UK Green Building Council (UKGBC) advocate energy use reduction before the use of renewables, providing evidence that between 19 to 20% of improvement (beyond current building regulations standards) could be delivered entirely through energy efficiency measures. These include:

- a) siting and orientation to optimise passive solar gain,
- b) the use of high quality, thermally efficient building materials
- c) installation of energy efficiency measures such as loft and wall insulation and double/triple glazing
- d) meeting the EPC B target (set out by the Committee on Climate Change for all new non domestic buildings
- e) maximising the installation of solar panels, including building, integrated panel technology on roof of all orientations, except due north
- f) moving from high carbon sources (gas, oil, or LPG), to low carbon sources such as air or ground source heat pumps.

223 South Derbyshire lies within an area of serious water stress concern⁵⁹. The management of water resources is required to ensure that demand for water can be achieved in a sustainable manner. Severn Trent advise that the consumption of water per dwelling should not exceed 110 litres per person per day.

224 Energy efficiency in design should incorporate technology to improve water efficiency. Water efficient design also provides energy efficiency benefits through a reduced need to treat water for consumption and treat wastewater. It also provides savings for managing water within the buildings. Given the issues of drainage in parts of the Plan area, water efficient development would also reduce the impacts that the built environment has on existing infrastructure.

225 The NPPF para 165c) notes that 'plans should identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems'.

226 The NPG supports the transition to low carbon motorised transport. For example, increasing the provision of charging points in the public car parks would encourage the use of zero emission vehicles. Since 2021 all new development that provides a parking space is required to provide EV charging provision⁶⁰. The NPG also encourage the provision of electric vehicles for residents in the

⁵⁷ See <https://www.gov.uk/government/publications/clean-growth-strategy/clean-growth-strategy-executive-summary>

⁵⁸ See <https://www.theccc.org.uk/wp-content/uploads/2021/06/CCC-Joint-Recommendations-2021-Report-to-Parliament.pdf>

⁵⁹ See <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

⁶⁰ See <https://www.gov.uk/government/publications/infrastructure-for-charging-electric-vehicles-approved-document-s#full-publication-update-history>

Village Centre in the public parking spaces. As this is a community aspiration it is identified in Appendix A.

227 The former Willington Power Station site provides the opportunity to create renewable energy in proximity to existing infrastructure that can distribute it. The community support the reuse of this brownfield site for the production and storage of clean, renewable energy. (This is expanded in Aspiration Policy 1 below).

Policy 12 Renewable Energy, Energy Efficiency and Low Carbon Technologies

- 1. As appropriate to its scale, nature and location, new development should, incorporate sustainable design features to maximise energy efficiency and reduce over heating due to the importance of this in meeting national climate targets.**
- 2. Innovative approaches to low carbon buildings and construction which demonstrates sustainable use of resources and high energy efficiency levels will be supported where the resultant-built form respects the character of the setting.**
- 3. Renewable energy generation and energy efficiency technologies will be supported in new development whether the resulting built form does not detract from the character of the setting.**
- 4. Residential development is required to meet the water efficiency standards of 110 litres per person per day.**
- 5. The retrofitting to adapt homes to climate change using energy efficiency measures and renewable energy generation is supported, including the retrofitting of listed buildings, provided that it safeguards the historic characteristics of these heritage assets.**
- 6. All development should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures.**
- 7. The installation, storage and use of renewable forms of energy at the former Willington Power Station is supported.**

22 Mercia Marina

228 Whilst Mercia Marina is outside the settlement boundary it is a thriving tourist destination. It provides a significant boost to the local economy. There are in excess of 20 businesses including cafes and shops listed on its website. Offices above the shops provide accommodation for other local businesses. The Marina can accommodate 630 boats (it is the largest inland marina in Europe), and planning permission was recently secured for 360 residential boats as part of this overall figure.

229 The landscaping scheme for the Marina worked with the existing contours of Willington Lake, islands were retained, and the area is a haven for wildlife. The boardwalks provide easy, safe access to a high quality natural environment; combined with the provision of cafes, shops and restaurants, the Marina is highly valued by residents.

230 Willington parish residents support the sensitive development of the Marina, where additional buildings are in keeping with the setting and contribute to the high quality retail and tourism offer.

231 The Design Code analysis identifies the landscape quality of the setting of the marina, the mature trees and hedgerows provide screening that ensures that it blends well with the wider countryside outside Willington Village.

232 Pedestrian access from Willington Village requires improvement, this is covered in Policy 11 above.

233 Land adjacent to the marina was put forward in the SHELAA and was included in the Willington Site Options and Assessment. However, it was not taken forward for assessment as it was unconnected to the settlement boundary of Willington village or existing built up area⁶¹ and would have been contrary to SDDCs settlement hierarchy policy LPP 1 H1.

234 SDDC were unable to provide a housing requirement or need figure over and above allocations made as part of the adopted Local Plan Part 2, (which allocates a site for 50 homes in Willington). For this reason, site allocation is not part of the WNP but the WNP will be reviewed in 5 years' time at which point it may need to be amended to align with a new Local Plan approach which will see the combining of LPP 1 and LPP 2 and which will allocate sites to meet local and district need.

Photo 7 Sylvan character enhanced by mature trees to assimilate development



Photo 8 Attractive setting with high quality materials and design



⁶¹ See Site Assessment and Options page 17 at <https://www.willingtonparishcouncil.gov.uk/uploads/240221-willington-site-options-and-assessment-final-report.pdf?v=1721923986>

Policy 13 Mercia Marina

1. Development proposals that enable the sustainable growth of Mercia Marina is supported where;
 - a) they comprise complementary or ancillary uses that support the marina's role as a key tourism and leisure destination,
 - b) they provide economic or social benefits (including housing to meet local needs) in a proportionate way that supports the marina complex as a leisure and tourism focused destination commensurate with the site's rural location to the east and separated from Willington village,
 - c) they are of a scale, layout and design that respects the rural character of the setting,
 - d) the landscaping scheme maximises opportunities to enhance the biodiversity of the Marina,
 - e) any increase in traffic volumes that result can be accommodated at the road junctions in Willington Village and on Findern Lane.
2. The provision of housing where it meets an identified local need is acceptable subject to it meeting the requirements of LPP1 H1.
3. Where it is possible proposals should maximise opportunities to improve walking and cycling to the Marina from Willington.
4. Proposals expanding the provision of commercial uses should support the local rural economy.

23 The Former Willington Power Station

235 The 5 cooling towers of Willington Power Station form key landmarks in the Parish.

Photo 9 Willington Cooling Towers looking east from Willington Bridge **Photo 10 Dominating the landscape.**



236 The former coal-fired Willington A station was closed in 1995 and the B power station in 1999. The majority of the site has been cleared but the five cooling towers remain. In 2011, planning permission was granted to develop up to 2,000MW of Combined Cycle Gas Turbine plant and 400MW of Open Cycle Gas Turbine plant.

237 Previous planning applications for housing have been unsuccessful due to various constraints including flood risk (it is in Flood Zone 2), the traffic volumes that would arise from a large residential site, and increasingly, the biodiversity on the site. Whilst the NPPF encourages the reuse of brownfield sites, this is a complex site which makes viability an issue for certain uses.

238 However, the site is suited to proposals for energy-related development. Destination South Derbyshire notes that there is potential for access to the National Grid and to the rail network, with coal previously supplied via a branch off the adjacent Derby to Birmingham railway line⁶².

239 LPP 2 Policy BNE12 supports '*proposals for energy related development and any other uses considered appropriate to contribute to the regeneration of previously developed land*'.

240 EDF renewables are planning to build a 50MW battery connected to the high voltage transmission network at Willington⁶³. EDF note that they have chosen sites that are close to national grid substations. They also plan to develop a private wire network which will share the connection to the transmission network to power locations 5-10km away to provide power for EV charging.

241 The infrastructure is already in situ and demonstrates the significance of the site in the future for the production of energy. Given the existing infrastructure and the national need to support renewable energy and move to net zero carbon, this would be a good site for a solar farm or other renewable energy provision where the scheme reflects the rural identity of the wider area. Landscaping and boundary treatment will be important in this regard.

⁶² See <https://www.destinationouthderbyshire.co.uk/invest/former-willington-power-station/>

⁶³ See <https://www.edf-re.uk/our-sites/willington/>

242 The site is on the eastern edge of the village and next to Twyford Road and is an important entrance to the village. Development should provide a frontage to Twyford Road to improve the approach to the village and the scale of development near the existing houses (see photo 10) should respect the scale of existing properties and the rural nature of the surrounding area.

243 The Willington Design Guide and Codes 2023 provides a Design Code C4 for Willington Power Station Site. Add BESS 3 apps outside the settlement boundary one in an adjoining parish one in Findern

C4 - Willington Power Station

The Willington Power Station site, located to the east of Willington, was a former coal powered station which was decommissioned in the mid-1990s. There is an ambition to utilise the site to promote sustainable energy development.

- **Encourage renewable energy development on this site, specifically the potential of harnessing solar energy.**
- **Creating links and improving connectivity between the site and the village centre.**
- **Avoid significant residential or employment development that will overwhelm the existing village.**

244 Power stations are classed as excluded development for the purposes of neighbourhood planning. Consequently, the community's aspiration for this site is set out below. Defining the future potential use and design requirements for the redevelopment of this site is a way of ensuring the community's views are expressed.

Aspirational Policy 1 Regeneration of the former Willington Power Station Site

1. **The Community supports the redevelopment of the former Power Station site for renewable energy generation and energy storage where the proposal is in accordance with Design Code C4 from the Willington Design Guide and Codes 2023 and;**
 - a) **provides a soft boundary to the north, west and east reflecting the site's rural location,**
 - b) **provides a frontage to Twyford Road reflecting its location at the edge of the Village,**
 - c) **addresses the issue of flood risk on the site, and**
 - d) **protects the biodiversity of the site and enhances it by at least 10% in accordance with national legislation.**

24 Implementation

245 The policies in this plan will be implemented by South Derbyshire District Council as part of their development management process. Where applicable the Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst SDDC will be responsible for development management, the Willington Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

246 There are several areas of activity which will affect delivery, and each is important in shaping the Plan area in the months and years ahead. These comprise:

- a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider South Derbyshire District Council planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the local economy.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and Parish life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
- e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

25 Monitoring and Review

247 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by the Parish Council.

248 If it is apparent that any policy in the Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the NPG that there will be a review of the Plan 5 years after it has been made.

249 Any amendments to the Plan will only be made following consultation with South Derbyshire District Council, local residents and other statutory stake holders as required by legislation.

Appendix A Community Aspirations

Appendix A contains a number of community aspirations. Some take the form of projects which will be pursued by the Parish Council, others take the form of actions where the Parish Council will seek to work alongside other organisations and landowners whilst some are expressions of the local community’s vision and ambitions for the future of the Plan Area.

All of the community aspirations have resulted from work carried out during the production of the WNP. This annex therefore does not form part of the statutory development plan but nevertheless is an important element for the community in achieving the Vision set out in the WNP.

<p>Aspiration 1 Environmental Improvements Willington Centre</p> <p>Work with SDDC, DDC and other partners to prepare a layout that reduces street clutter, and allows a more pedestrian, cyclist friendly feel to this busy Centre.</p>	<p>Proposed Actions</p> <ol style="list-style-type: none"> 1. The Parish Council will seek to work with owners to secure appropriately sensitive remedial works to: <ol style="list-style-type: none"> a) improve the experience of arriving in the centre of Willington for people on foot or bike, b) maximise the connections to the wider assets (canal, Merica Marina), c) improve boundary treatment around the notable buildings, d) seek local listing for some of the notable buildings.
<p>Aspiration 2 Providing EV Charging Points at Public Car Park near Willington Train Station</p> <p>To promote the move the low carbon energy use</p>	<p>Proposed Actions</p> <ol style="list-style-type: none"> 1. The Parish Council will work with SDDC and DDC to seek to provide EV charging points at the public car park near the train station. 2. EDF is planning a battery storage at the former Willington Power Station to provide a private network for EV charging, partnership working will be explored.
<p>Aspiration 3 To improve pedestrian access to Mercia Merina</p> <p>To make the walk to Mercia Marina from Willington Village safer and more attractive</p>	<p>Proposed Actions</p> <ol style="list-style-type: none"> 1. To work with the canal and river trust to improve canal footpath & surface especially around and including the pedestrian bridge across to the Marina 2. To improve pedestrian safety when using the disconnected pavements along Findern Lane to the Marina.

<p>Aspiration 4 To improve pedestrian/cycle access to Egginton and Etwall</p>	<p><i>Proposed Actions</i></p> <ol style="list-style-type: none"> 1. To work with the adjoining parishes of Etwall and Egginton to establish a pedestrian/cycleway to these neighbouring settlements.
<p>Aspiration 5 To recognise the heritage significance of the historic core of Willington and identify notable buildings that are not listed</p>	<p><i>Proposed Actions</i></p> <ol style="list-style-type: none"> 1. To nominate buildings that have local historic value.
<p>Aspiration 6 Improved public transport links</p>	<p><i>Proposed Actions</i></p> <ol style="list-style-type: none"> 1. Long term ambition, working Jointly with adjoining parishes, East Midlands Railway, SDDC and DDC to provide a second station that provides access onto the Derby to Crewe line. It is accepted that this will require significant investment 2. Increase in services to Willington on the north/south cross country line including a Sunday service. Improved frequency will require increase track capacity on the Derby to Birmingham line 3. Improved bus connectivity in an east/west manner to connect with other villages, it is presently hourly Monday to Saturday and with a later start and earlier finish on Sundays.
<p>Aspiration 7 To ensure housing growth is matched by provision of primary school places</p>	<p><i>Proposed Actions</i></p> <ol style="list-style-type: none"> 1. To continue to engage with SDDC and DCC about the capacity in the primary school if there is to be more housing growth and the existing issue that some pupils on the new Peacehaven Estate are in the catchment for Findern and the negative impact this has in terms of car usage and the social impact this can have for children not being accommodated in their nearest primary school.

Appendix B Key Views

The photos identify the key views from Map 5



Key View 1 looking north east across Willington Bridge the river bank on the left is Willington with the cooling towers in the distance. Shows the rural setting of Willington and the rural landscape on the southern boundary afforded by the river and flood plain.



Key View 2 looking north on Repton Road view as you enter the Village of the church, strong sense of place and visually clear point of arrival emphasising that you are entering the historic core.



Key View 3 looking south along Bridleway 11 to Repton Church across the river unimpeded historic view to Repton Church connects this residential part of the village with the wider countryside and river valley. This bridal way leads to the 16th century fording point of River Trent so has historic significance as well as visual interest.



Key View 4 looking north west from canal bridge across Etwall Road long view provides a visual cue that this is a rural parish with open countryside to the north of the Village, helping to define the character of a village.



Key View 5 looking east along the Trent and Mersey Canal (Conservation Area) the canal runs near to the Village Centre, the view demonstrates the combination of industrial heritage, active travel corridor and wildlife corridor that runs through the heart of the Village. As a conservation area the setting of the canal is protected.



Key View 6 looking west along the Trent and Mersey Canal (Conservation Area) from the tow path to the west of Etwall Road the view, as view 5, demonstrates the combination of industrial heritage, active travel corridor and wildlife corridor that runs through the heart of the Village emphasising the importance of the canal and its setting in the life of the village. As a conservation area the setting of the canal is protected.



Key View 7 looking south long views down Etwall Road provides a visual cue that this is a rural parish with a sense of openness either side of the road (to the west and east) lined by mature hedgerows



Key View 8 view looking north from the canal bridge on A5132 demonstrates the gently undulating topography and long views that are afforded across open countryside



Key View 9 looking north east along the Trent and Mersey Canal (Conservation Area) showing the contribution the canal makes with its associated structures, wildlife corridor and active travel routes and how it runs in close proximity to the built form of Willington on the south side of the canal only with open countryside on the north side.



Key view 10 looking south west from the canal bridge and A5132 rural scene marks the end of the built up area of Willington with open fields to the north of the canal.



Key View 11 looking north east along Findern Lane shows there is a clear settlement break and long views of open fields before the wooded area with Mercia Marina beyond.

Appendix C List of Services and Facilities

Description	Address
BP Petrol Station	A38 Southbound
OK Diner	A38 Southbound
Betty's Farm	Castleway
Willington Old School Hall	Castleway
Willington Pre-School	Horsa Hut, Castleway
Waters Edge Restaurant	Castleway
Green Man Public House	The Green
Kayleigh the Barber	Castleway
Post Office	The Green
Hair Salon	The Green
Station Garden	The Green
Mac Beauty	Repton Road
Willington Bowls Club	Repton Road
Willington Tennis Courts	Repton Road
Willington Co-Op	Repton Road
Willington Surgery	Kingfisher Lane
Willington Pharmacy	Kingfisher Lane
Persimmon Park	Kingfisher Lane
Kingfisher Play Area	Kingfisher Lane
St Michaels Church	Repton Road
Hall Lane Play Area	Hall Lane
Beech Avenue Shops	Beech Avenue
Trent Avenue Play Area	Trent Avenue
Willington Primary School	Trent Avenue
Twyford Road Playing Field	Twyford Road
Sun Hall Take Away	Twyford Road
Baptist Church	Twyford Road
Willington Village Hall	Twyford Road
Willington Garage	Twyford Road
Willington Railway Station	The Green
Willington Chip Shop	The Green
Bumble Bee Tea Rooms	The Green
Rising Sun Public House	The Green
The Dragon	The Green
The Dragon B&B	Canal Bridge
Willington Cemetery	Etwall Road
Willington Allotments	Etwall Road
Peveerill Play Area	James Clarke Road
Shell Service Station	Derby Burton Services, Etwall Road
Cherry Tree Farm Public House	Derby Burton Services, Etwall Road

Assorted Shops	Derby Burton Services, Etwall Road
IBIS Hotel	Derby Burton Services, Etwall Road
Mercia Marina	Lodgings and Moorings
Mercia Marina	Assorted Shops, Restaurants, Offices
Cottage Garden Florist	The Green
Willington Marina Car Park	The Green
Power Station Football Fields (outdoor space)	Twyford Road
Coach Way Fields (outdoor space)	Coach Way

Appendix D Criteria for the identification of non-designated heritage assets

Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage (Historic England, 2021)

4.35 Historic England's Advice Note for Local Heritage Listing provides criteria for the inclusion of non-designated buildings on Local Heritage Lists, as follows:

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

There was also useful guidance available on Bassetlaw District Council's web site that the NPG also used – see below.

What is a non-designated heritage asset?

The diagram below shows the relationship between 'interest' and 'significance'. In order for a building/structure to be considered a non-designated heritage asset, it must have at least one element of interest and one element of significance.

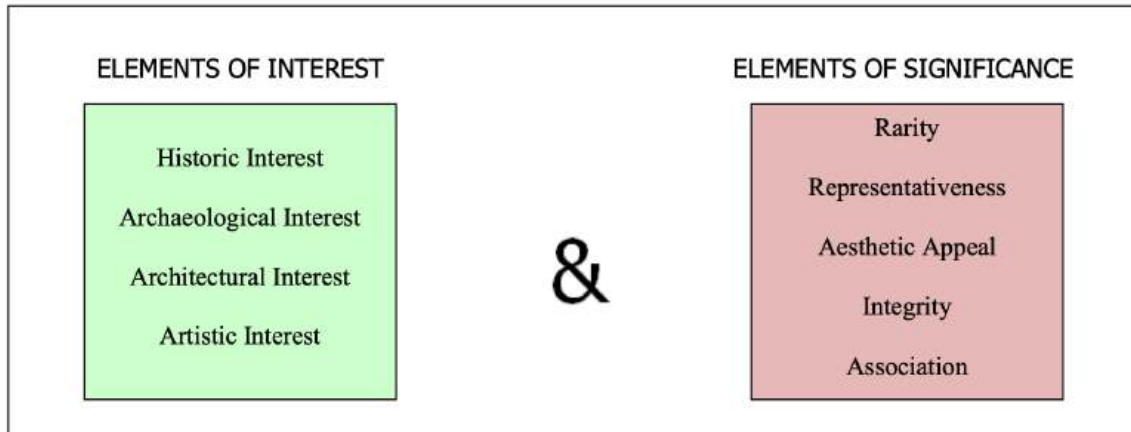


Figure 5.1: Diagram showing the relationship between interest and significance.

Appendix E: Location of buildings nominated as non-designated heritage assets

Non designated Heritage Assets – see Map 8d

Generally defined as the evidence of the past, such as historical sites and buildings which through architecture and /or village history together create the inheritance of modern day community.

The following listings emphasise the development of the village from its focus around riverside farming and trade to an inland port and transport hub, based on the canal and railway.

Number on Map 8d	Building proposed as non-designated heritage asset	Justification
1	2 The Green	Cottages predating 1881 ... shown on 1816 canal properties plan
2	1 Castle Way	Post Office, pre 1857
3	7 Castle Way	Victorian Villa (pre 1881)
4	9 Castle Way	Victorian Villa (pre 1881)
5	11 Castle Way	17 th century cottage. Originally dwelling and small holding
6	Old School House and Old School	<p>Victorian house and school hall (plus later extensions). Brick built building dating from 1871 (paid for through public funding) provides a significant landmark building on the western entrance to the village.</p> <p>Important as part of village educational history.</p> <p>The site also contains the village pre school, utilizing the HORSIA hut, which is believed to be one of only two still in use in the UK.</p>
7	2 Castle Way	Old Co-op building built 1913. Landmark building along western entrance to village.
8	5 & 7 The Green	Number 5 The Green is indicated on the 1816 map of the canal and surrounds. Number 7 The Green is shown on the 1881 OS survey
9	Rising Sun public house	Rising Sun Public House and Station Hotel built 1840
10	Railway Bridge arches	Victorian Stone and brickwork 1839
11	26 and 28 Repton Road	Old Methodist Chapel, built C1857 Used as chapel until 1974 then converted to private residence.

12	Old Garage , 12 Hall Lane	Village Wheelwright and Blacksmiths shown on 1881 OS map but thought to be circa 1700.
13	Rose Cottage	Pre dating 1881
14	23 Bargate Lane	Pre dating 1881
15	21 Bargate Lane	Pre dating 1881
16	32 Hall Lane	The Shrubbery C17 building,
17	The Grange	Built 1816
18	8 Ferry Green	Old Coach House to Willington House, dating from around 1840
19	De Vere House and Coach House	Victorian stone built villa and stable block, built 1857
20	2 Findern Lane	Shown on 1881 map. Built as part of canal side buildings
21	Dale Farm, Findern Lane	Noted as a fine example of a Georgian farmhouse, dating it to around 1750. A landmark building on the eastern edge of the village emphasising the village's farming heritage.
22	Chellaston Cottages, Findern Lane	Edwardian cottages built 1904, thought to be built as railway workers cottages, mark the eastern end of the village.

Appendix F Willington Historical Context

Willington presents itself today as essentially a small rural Village which has been greatly enlarged by residential development during and since the 1920's and more noticeably, the 1950's with the construction of the power station, and onwards, to become a commuter Village for Derby.

Much of this development however is built around and on top of considerable historical infrastructure which has dictated the Village form and left a number of notable buildings which gives clues to how the Village developed and what needs to be protected.

No more than a small hamlet at the time of the Norman conquest the Village grew around along the north bank of the River Trent and by the 13th Century a farming community was well established with its own church. It was also a fording point with a stoned ford dating from around 1600's (It is also understood that the ford stone paving still survives (in part) across the river at the end of Bridleway 13).

The 17th Century saw a growth in river trade . An Act of parliament in 1699 made the River Trent navigable above Shardlow as far as Burton. Whilst the Act of parliament allowed for trade as far up river as Burton the silting up of the river at its confluence with the River Dove effectively made Willington the highest point of navigation and hence an offloading/ loading point for goods in and out of Burton and beyond. This status as a river trading port saw the development of wharves and warehouses (during the period 1680-1805) along the north bank of the River Trent, to the east of the more recently built (in 1839) Willington bridge. This period also saw an increase in homes, both for workers and landowners.

The river trade facilitated the movement of flint to and pottery from, Stoke on Trent to London, via Gainsborough. Cheese, china and iron wares were also exported via the River Humber. Much of this trade transferred to the Trent and Mersey Canal when it was constructed in 1777 though the river trade stayed active for many years with one building used as a cheese warehouse up until the mid 1920's when it was used by Derbyshire Farmers Dairies for the production of cheese and was active until the early 1960's.

Although all traces of the warehouses have been cleared (the last remaining until 2002) there is still evidence of the wharves to the east of the Willington Bridge.

Whilst now surrounded and/or built over by modern homes a cluster of building survive. There are several interesting old properties on the River Trent side of the Village. Trentside Cottage in Bargate Lane, formerly Wharf Lane, is probably the oldest house in the Village. Parts of which date back to the 15th Century. The premises on the corner of the lane were once the home of the Village smithy. Following on down Bargate Lane, the next two cottages are both Grade II listed.

Willington Hall, in Hall Lane, is another Grade II listed building. It is thought to have been used during the First World War to hold prisoners of war.

St Michael's Church is of fairly modest size. It has a Norman tympanum over the south door. Most of the remainder of the building is from the early 19th Century.

The Riverside therefore provides a cluster of important buildings and remnants of the original settlement which it is important to conserve.



Photographs Top left to right Willington Bridge, Bridleway 13 to Ford and Trentside Cottage
Bottom left to right ... St Michael's Church and Willington Hall.

1777 saw all this change with the building of the Trent and Mersey Canal which effectively followed the route of the river, remaining just above the extent of the flood plain so providing reliable transport links the year round. The canal passed by the northern end of the Village close to an existing cross roads (the now A5132 and B5008). Although little is known about this part of the Village at this time the Green Man (built C1750) was already an established coaching Inn.

The coming of the Trent and Mersey Canal (originally referred to as the Grand Trunk Canal) in 1777 (built by James Brindley) brought about many changes. It is understood that a family by the name of Spilsbury operated a boat transport service on the River Trent and moved the operation to the canal circa 1780 building a large warehouse on its southern bank along with a small house. It is also believed that the canal side cottages and Green Dragon were contemporary to this build.

The canal side became an important inland port, a shipping point for local farm produce, pottery etc taking much of the trade from the river though they would remain working in competition for some 100 years or more.

Whilst the building of the canal did not initially seem to give rise to much development, a "Survey of Lands" adjoining the canal in 1816 shows little more of the Village Centre the Green Man, the Green Dragon and canal side cottages, the warehouse and wharves, stock yards, cottages alongside the green and along The Castle Way, it does show the way in which the Village is slowly taking shape. Also of note is the route of the "Sands Brook" which arises to the north of the canal and which has been culverted beneath the canal to arise again at Canal Bridge, flow in open brook behind the Green Man before running again in culvert below the road. Clearly demonstrating the need for surface water management even as far back as 1777.

The next big change came in 1839 with the building of the railway through the village, following much the same route as the canal. Thus the railway embankment, railway arches and railway bridges were built, further shaping the form of development within the Village Centre. This period saw the opening of Willington Station (then named Repton and Willington), which had a large ticket office and waiting room on the lower entrance to the station, a lift to the north platform and waiting rooms on both

platforms. Regrettably all these buildings were demolished when the station was closed as part of the Beeching cuts in the 1960's. However the railway embankment and supporting arch structures remain. The coming of the railway coincided with the opening of the Willington Bridge over the River Trent (1839) which improved access to Repton and its rural hinterland, thus increasing the importance of this new inland port.

The Rising Sun dates to this period (built around 1840 as the Rising Sun and Railway Hotel) as does the original station masters house (to the north of the western railway arch) on The Green.

The usual story seems to be that each new transport link that come along essentially kills the business of its predecessor, but not in the case of Willington. In fact the railway brought a whole new lease of life to the inland port with sidings (off the main line) onto the canal side with one line running in front of the cottages up to the large warehouse.

The decline of the inland port was marked by the major fire and consequent destruction (demolition) of the warehouse in the mid 30's and whilst it continued to operate it is understood that the last goods train to use the yard was in 1962.

The closure of the goods yard saw the area taken over by the County Council, landscaped and reconfigured as car park and leisure moorings (Willington Marina) with little sign or appreciation of the bustling port it once was.

What remains of this era are the canal, main railway line with its embankment arches etc, both confirming the past importance of the area around the Village Centre. This is further emphasised by the cluster of older building including the Green Man PH, canal side cottage, the Dragon and adjacent cottages, the Rising Sun PH and adjacent cottages on the Green and the old Station Masters House and adjacent cottages (diagonally opposite) and the Doctor's House (later the Station Masters' House) on Repton Road



Photographs Top left to right Willington Village Centre showing The Green Man and Rising Sun and Railway arch
Bottom left to right ... Canal side cottages, Willington Marina and the Dragon PH

The Canal Conservation area which protects the context of the Trent and Mersey Canal, along its full length, identifies and protects the elements important to the story / environs of the canal only, which in the case of Willington is only a part of the developing Village Centre. Whilst an important element in protecting important canal based elements, it must be seen as only part of a much wider historical context which will continue to influence any future development proposals for the village.

As noted above the village is a complex intertwining of different developments from the early 1600's to the present day. Whilst much has been lost under new development there is enough historical reference remaining to understand how and why the village grew as it did and the constraints it now poses on development, not just in protecting that historical context but also understanding how the local physical context influenced the village form.

Acknowledgements :

More Willington memories Alan Gifford 2020

Canal & River Trust Archive

Great British Life ... The Village of Willington 2010

Trent & Mersey Canal, Conservation Area Character Statement SDDC 2014

Brian Davis March 2024

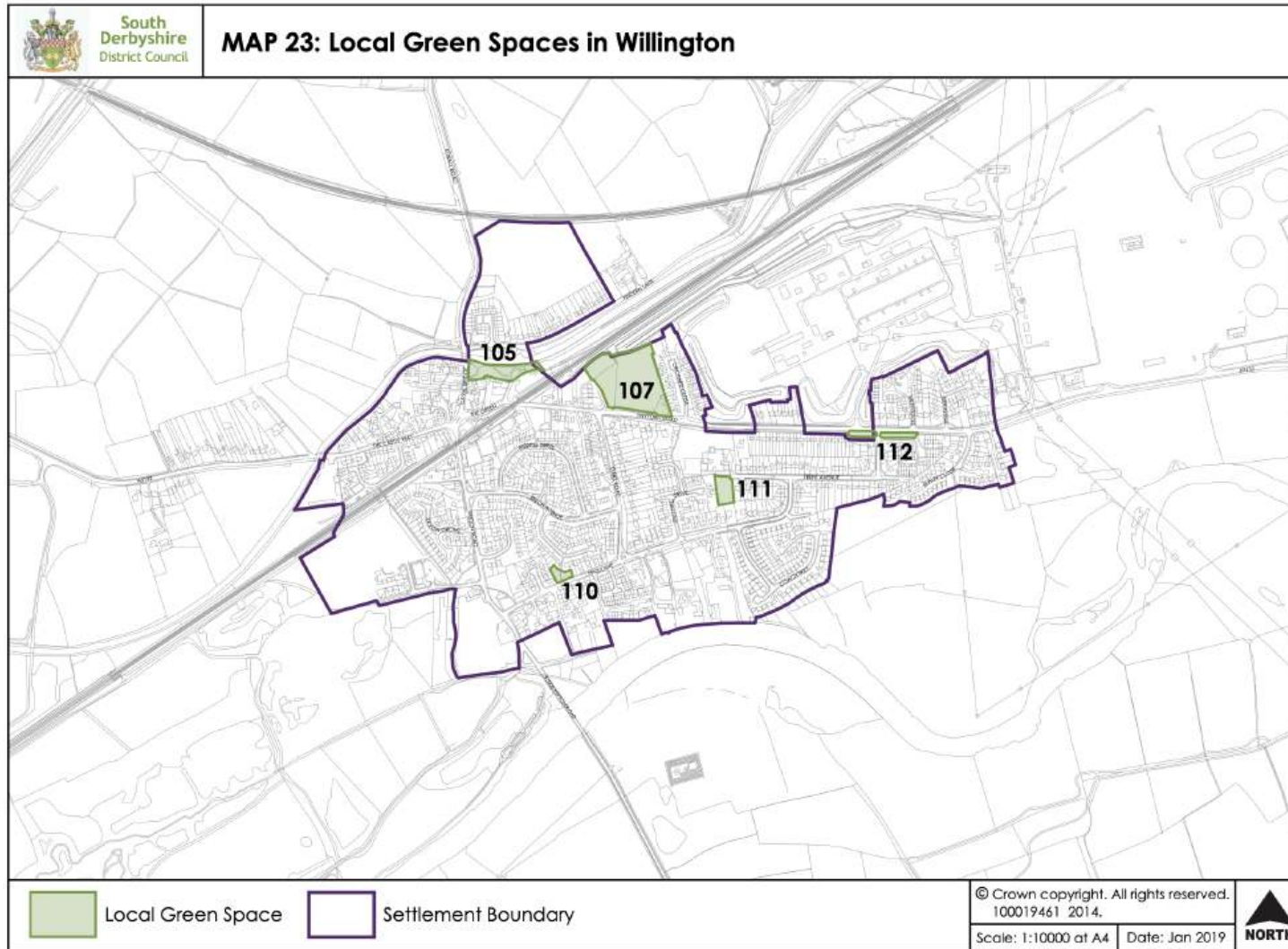
Appendix G Assessment of Local Green Spaces proposed for designation

Site Ref	Name	Proximity to community (Y/N)	Beauty (Y/N)	History (Y/N)	Recreational Value (Y/N)	Tran- quility (Y/N)	Wildlife (Y/N)	Extensive tract of land (Y/N)	Owner	Public access (not essential)	Comment
LGS1	Parish cemetery and allotments	Y	Y	Y	Y	Y	Y	N	Parish Council	Y	This is an area of tranquility and rich in wildlife
LGS2	Peacehaven estate play area and recreational space	Y			Y		Y	N	Peacehaven Estate and Residents Service Fund	Y	This is an important area providing easy direct access for children to play and a green planted area for informal recreation.
LGS3	Bowling Green and Tennis Court	Y		Y	Y			N	Parish Council	Y	These facilities provide green and open space for leisure and recreation right in the centre of the village.
LGS4	Avocet Drive Play area	Y			Y	Y	Y	N	Peverill Homes and residents through service fee	Y	Provides a green tranquil space with mature trees next to the

Site Ref	Name	Proximity to community (Y/N)	Beauty (Y/N)	History (Y/N)	Recreational Value (Y/N)	Tran- quility (Y/N)	Wildlife (Y/N)	Extensive tract of land (Y/N)	Owner	Public access (not essential)	Comment
											Medical Centre.
LGS5	Green space connecting Coach Way and Sealy Close	Y		Y	Y	Y	Y	N		Y	An important green space immediately accessible to Willington residents with a well-used footpath connecting Coach Way with Sealy Close running through it. This is an important green space which also provides long views across the river corridor.
LGS6a	Football pitches	Y		Y – in the vicinity of a Scheduled Ancient Monument	Y	Y	Y	N	Calon Energy	Y	Junior and adult football pitches for local clubs and residents to use. The site is

Site Ref	Name	Proximity to community (Y/N)	Beauty (Y/N)	History (Y/N)	Recreational Value (Y/N)	Tran- quility (Y/N)	Wildlife (Y/N)	Extensive tract of land (Y/N)	Owner	Public access (not essential)	Comment
											well used and a valuable recreational asset.
LGS6b	Local Wildlife Site	Y	Y	Y – in the vicinity of a Scheduled Ancient Monument	Y	Y	Y	N	Calon Energy	Y	Grassed and treed area; the area includes a local wildlife site and a proposed local wildlife site (see Map 7b). It is an area rich in wildlife with veteran trees and high value plants (see maps 7c and 7d) and it has significant recreational value.

Appendix H SDDCs Local Green Spaces



Appendix I Possible Locations for Future Growth


250 The NPG decided to investigate possible locations for development in the future and in 2023 the NPG did a call for sites to see if any other sites (other than those in the SHELAA) would be put forward by developers, landowners or their agents; one additional site was forth coming.

251 The NPG commissioned AECOM to undertake a site assessment of the SHELAA sites, the additional site that had come from the Parish Council Call for Sites and two further sites that had been identified by the NPG but that had not been submitted by the landowner. This enabled a thorough understanding of the potential capacity and suitability for land around and within Willington Village for future development.

252 The Site Assessment Report⁶⁴ by AECOM provided an independent assessment of the sites. The Report explains the methodology and shows the site assessment for all the sites. AECOM filtered out sites that were in the countryside away from the Settlement Boundary as development in these locations would be contrary to SDDC Local Plan policy. The sites included for assessment were either within or contiguous with the existing Settlement Boundary. The parish has other constraints including the extent of flood risk, heritage impact and landscape sensitivity.

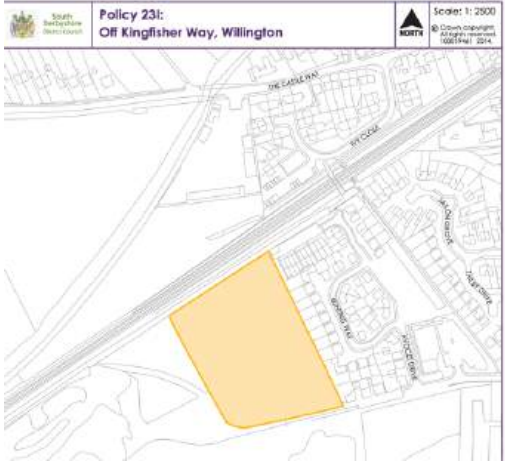

253 The commentary on the site options (para 4.7-4.12) identified a number of locations where development for housing or renewable energy generation may be acceptable. Some are identified as suggested locations only as not all were put forward by the landowners in the call for sites so they are not currently available.⁶⁵

The suggested locations are as follows:

<p><u>DCC Willington Depot, Castle Way and Land West of Ivy Close (WNP3)</u></p> <p>The depot is currently in use but were it to become available there is also land to the south that extends to the canal that has recently been the subject of a planning application that was refused due to access and flood risk. If the depot site were to be included then a comprehensive scheme for residential development may be acceptable that could address the flood risk and access issues. The indicative capacity of the site is in the region of 29 dwellings.</p>	
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⁶⁴ See document at <https://www.willingtonparishcouncil.gov.uk/neighbourhood-development-plan>

⁶⁵ A small part of land off Etwall Road was identified as possibly developable but this was separate from the settlement boundary and dismissed as unsuitable.

<p><u>Kingfisher Close</u></p> <p>The site is allocated in the adopted Local Plan for around 50 dwellings. The site access from Kingfisher Close is in private ownership and this is understood to be a barrier to delivery. The community support the development of this site if the access issue can be resolved and subject to the criteria set out in SDDCs allocation policy 231</p>	
<p><u>Land to the south of the railway line and to the north of Findern Lane adjacent to Dale Farm.</u></p> <p>This site was not submitted through the call for sites and was not available. However, in 2026 a change of ownership has resulted in this situation changing and the site is now available. Development adjacent to the settlement boundary bounded by Findern Lane and the railway line is a potential location for future development if the settlement boundary were amended. The indicative capacity of the site is in the region of 49 dwellings.</p>	<p>Site not submitted through call for sites but in 2026 there was a change in ownership and this is now available</p> 

254 The possible locations for growth have been identified following a rigorous analysis of the suitability of land in the parish to allow growth that is proportionate to the scale of Willington Village, the range of services and existing infrastructure that it can support.

255 Further work will be required with SDDC to consider their deliverability and suitability as part of an assessment of all the SHELAA sites. Development in the parish would need to be in accordance with the policies in this Neighbourhood Plan and SDDC’s Local Plan. For the housing sites it is particularly important that any new sites within or adjacent to the Settlement Boundary include smaller dwellings to address the imbalance in housing stock and local need identified in the HNA and Census analysis.

256 The Parish Council will continue to work with SDDC to seek the most sustainable locations for any future housing growth identified as part of SDDCs review of its Local Plan Part 1 and Part 2.

Appendix J Assessment Matrix for Significant Green Areas

Criteria include factors that can help in the identification of valued landscapes from GVLIA 3rd edition

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
1 - Land to the south of Castle Way	Fields used in part for grazing, land slopes south to the canal and includes hedgerows and hedgerow trees- see also Key View 10.	Y	Y	Y	Y	Y	Y	Y	7
2 - A field north of Castle Way on the western	Field bounded by hedgerow and notable tree in the northeast corner	N	Y	Y	Y	Y	N	Y	5

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
edge of the village									
3 – Fields adjacent to the canal rising up to the north	Area divided (by historic field boundaries) by hedgerow and occasional hedgerow trees - land drops down south to the canal.	Y	Y	Y	Y	Y	Y	Y	7
4a – Field to the west of B5008 (Etwall Road)	A field bounded by hedgerows and occasional notable hedgerow trees – see also Key	N	Y	N	Y	Y	Y	Y	5

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
	View 8 and Key View 9								
4b – Large field bounded by the railway line to the north and the B5008 to the east.	Long views are afforded across this area to the field boundary of 4a from the railway crossing. FP07 cuts across diagonally the northeastern edge of the field – see also Key View 4.	N	Y	N	N	Y	Y	Y	4
5a – Land north of the railway line running and	Includes small field adjacent to farm buildings with hedgerows and	N	Y	Y	N	Y	Y	Y	5

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
west of B5008	hedgerow trees, the hedgerow running along B5008 includes notable trees. Large field north of railway line running west - see also key View 7.								
5b – Land bounded by the A38 on the west and various commercial uses adjacent to	Mature trees screen the site from the A38 – a wider verge between the B5008 and the area to the north provides	N	Y	N	N	Y	Y	N	3

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
Toyota roundabout	for notable trees and hedgerow. FP09 cuts across the northwest corner.								
6a - Field east of B5008 and north of railway line	Field bounded by hedgerow and hedgerow trees, mature hedgerow and notable hedgerow trees along B5008, see also Key View 7.	N	Y	Y	Y	Y	N	N	4
6b - Green corner between	Mature trees and grassed area provide a	N	Y	Y	N	Y	N	Y	4

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
railway line and Georgia Avenue	landscape buffer between the houses and the railway and screens development from the crossing.								
7 – 3 green fields between Derby and Burton Rest Area, Hill Farm and the Mercia Marina lodges	Fields are bounded by hedgerows and some notable hedgerow trees.	N	Y	N	N	Y	N	N	2
8 - Land bounded by	Heavily treed with a lake	Y	Y	N	Y	Y	Y	Y	6

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
the canal to the north and the railway line to the south									
9 – Narrow strip of land between Findern Lane and the canal	Heavily treed and provides space between the road and the canal.	Y	Y	Y	Y	Y	Y	N	6
10 - Green area forms part of the canal tow path next to the canal and pub	Includes mature trees and benches included in Key View 5.	Y	Y	Y	N	Y	Y	N	5
11 – Landscaped	Includes mature trees	N	Y	Y	N	Y	Y	N	4

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
area on corner of green corner Etwall Road and Findern Lane	and grassed area with a path to nearby housing.								
12 – Green corner at the junction of The Green B5008	The only green space with seating and landscaping at this busy junction in the centre of the village.	N	N	Y	Y	Y	Y	N	4
13 – small open area on Churchside	Area grassed and treed with additional recent tree planting.	N	Y	Y	N	Y	Y	N	4

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
14 – corner of Repton Road and Kingfisher Lane	Mature trees and planting with cut through path and bench.	N	Y	Y	Y	Y	Y	N	5
15a and 15b green field and treed area bounded by Bargate Lane and Repton Road	Located in the oldest part of the village and adjacent to the river. 15b is heavily treed with mature trees.	Y	Y	Y	Y	Y	Y	Y	7
15c entrance to the village from the south	Green area with mature trees and planters	N	Y	Y	N	Y	N	Y	4
16 – bridle path connecting	Historic interest as it was the old	Y	Y	Y	Y	Y	Y	Y	7

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
Hall Lane to the River	path that led to the 16 th century ford crossing – see Key View 3.								
17 – landscaped area bounded by Kingfisher Lane to the north, Eggington Brook to the south and Willington Gravel Pits Nature Reserve to the west	Area includes balancing pond, children’s play area and open space for informal recreation	N	Y	N	Y	Y	Y	N	4

SGA (see Map 6 for reference numbers)	Description	The presence of features of historical interest can add to the value of the landscape. Impact on the setting of the Conservation Area.	Forms a visual break – actual and perceived from physical development or level of activity	Reinforces the loose grained rural character	Contributes to the perceptual aspect due to its wildness and/or tranquility	Scenic quality (landscapes that appeal primarily to the senses)	Recreational value – evidence that the landscape is valued for recreational activity where experience of the landscape is important	Contributes to locating the settlement within the landscape	Score (no of Y's)
18a and 18b - Wide grass verges along Oak Drive	Includes 2 notable trees and 2 memorial trees in a wide grass verge	N	Y	Y	N	Y	Y	N	4
19 – Corner of Ivy Close	Green area in close proximity to a footbridge over the railway that connects to streets to the south and is a well used north south walking route connecting the village.	N	Y	Y	N	N	Y	N	3