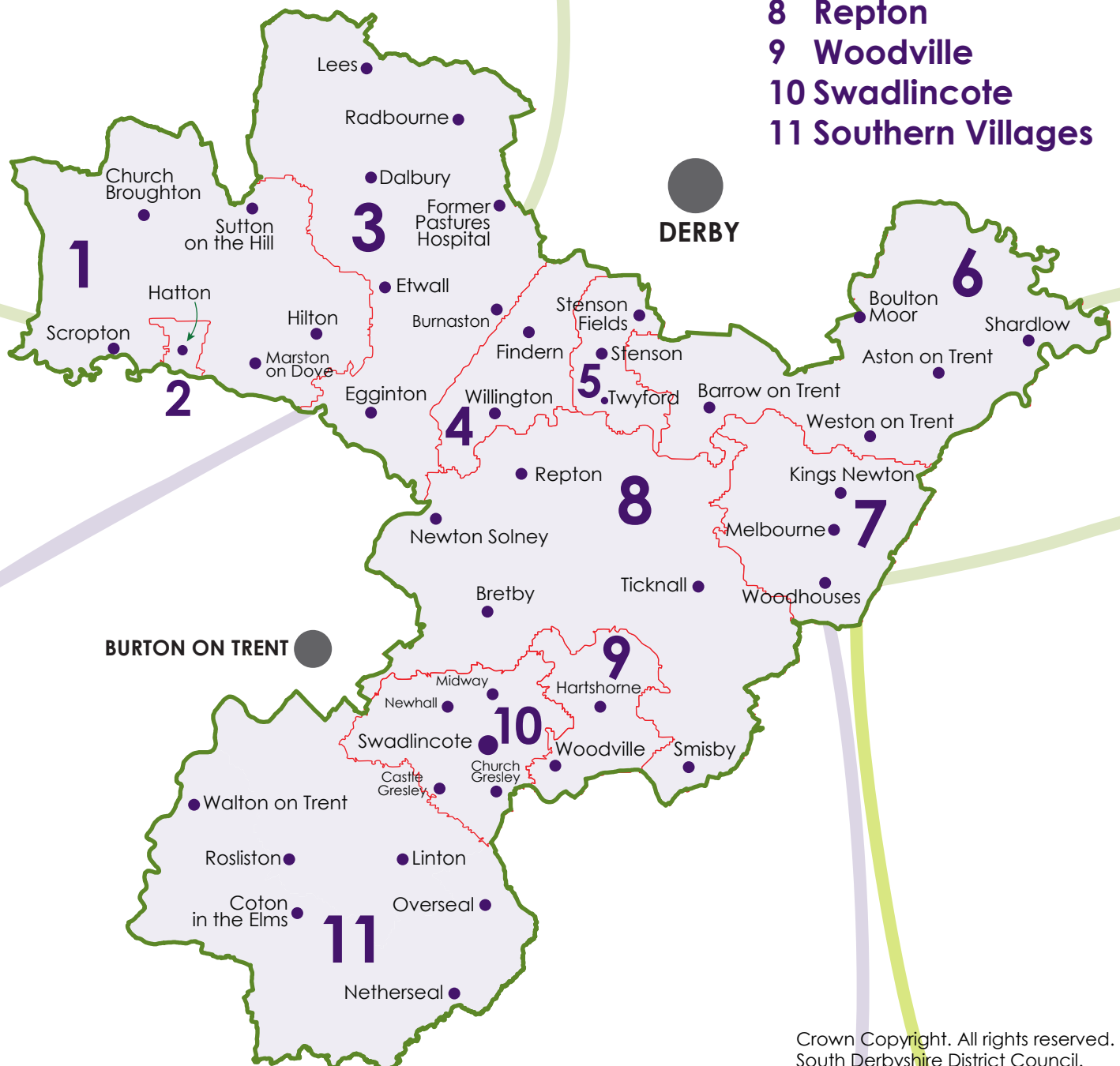


Planning for Places

INDEX MAP

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



8

REPTON AREA

Overview

The area is rural in character, containing the Key Service Village of Repton and several smaller villages. The River Trent, with its broad floodplain forms the northern boundary of the area.

The settlements in the area are predominantly residential in character with few established business premises. New development has been relatively limited over recent decades.

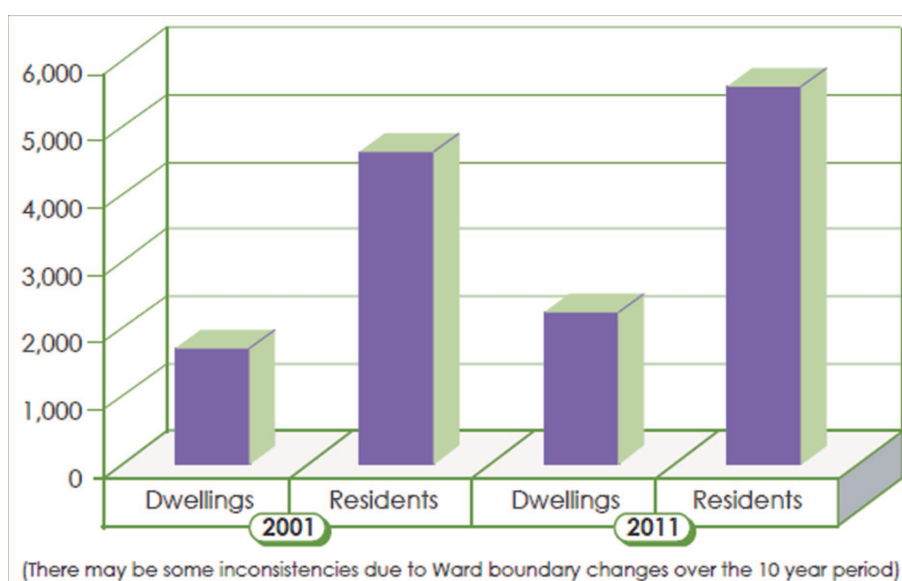
Within Repton village, Repton School, with its many buildings and playing fields, is a prominent physical presence.

The smaller villages support few services and facilities and Smisby, Ingleby and Milton are not served by public transport.

The area is notable for its concentration of heritage assets including numerous listed buildings, six conservation areas at Newton Solney, Repton, Bretby, Ticknall, Milton and Smisby and two historic parks and gardens at Bretby Hall and Calke Abbey. The latter, a National Trust property, represents a significant tourist destination. The southern part of the area lies within the National Forest.

Part of the countryside to the south of Bretby falls within the area of Green Belt separating Swadlincote from Burton-on-Trent.

Repton Area - Number of dwellings and residents in 2001 and 2011



Vision

To protect and enhance the rural character and heritage assets of the area, taking advantage of the presence of the National Forest, whilst providing for small scale housing development at Repton.

- Objective 1:** Protect the rural character of the area.
- Objective 2:** Protect heritage assets and the historic character of the Conservation Areas.
- Objective 3:** Accommodate some housing growth in Repton village.
- Objective 4:** Support the economic vitality of the area.
- Objective 5:** Improve accessibility by sustainable transport modes.

Settlements in the area

Key Village: Repton
Local Villages: Newton Solney, Ticknall
Rural Villages: Bretby, Ingleby, Milton, Smisby.

SUMMARY OF POLICIES:

Housing

- Land off Longlands, Repton – 100 dwellings.
- Further small scale residential sites may be identified in Part 2 of the Local Plan across the area guided by the Settlement Hierarchy.

Employment

- No strategic scale growth proposed.
- Allow for the provision of appropriate tourist accommodation and other facilities.
- Allow for small scale farm diversification.

Transport

- Establish cycleways and multi-user trails as part of a wider route network.

Environment

- Enhance and expand green infrastructure, taking advantage of the location of part of the area within the National Forest.

REPTON Area

KEY

Housing Allocations

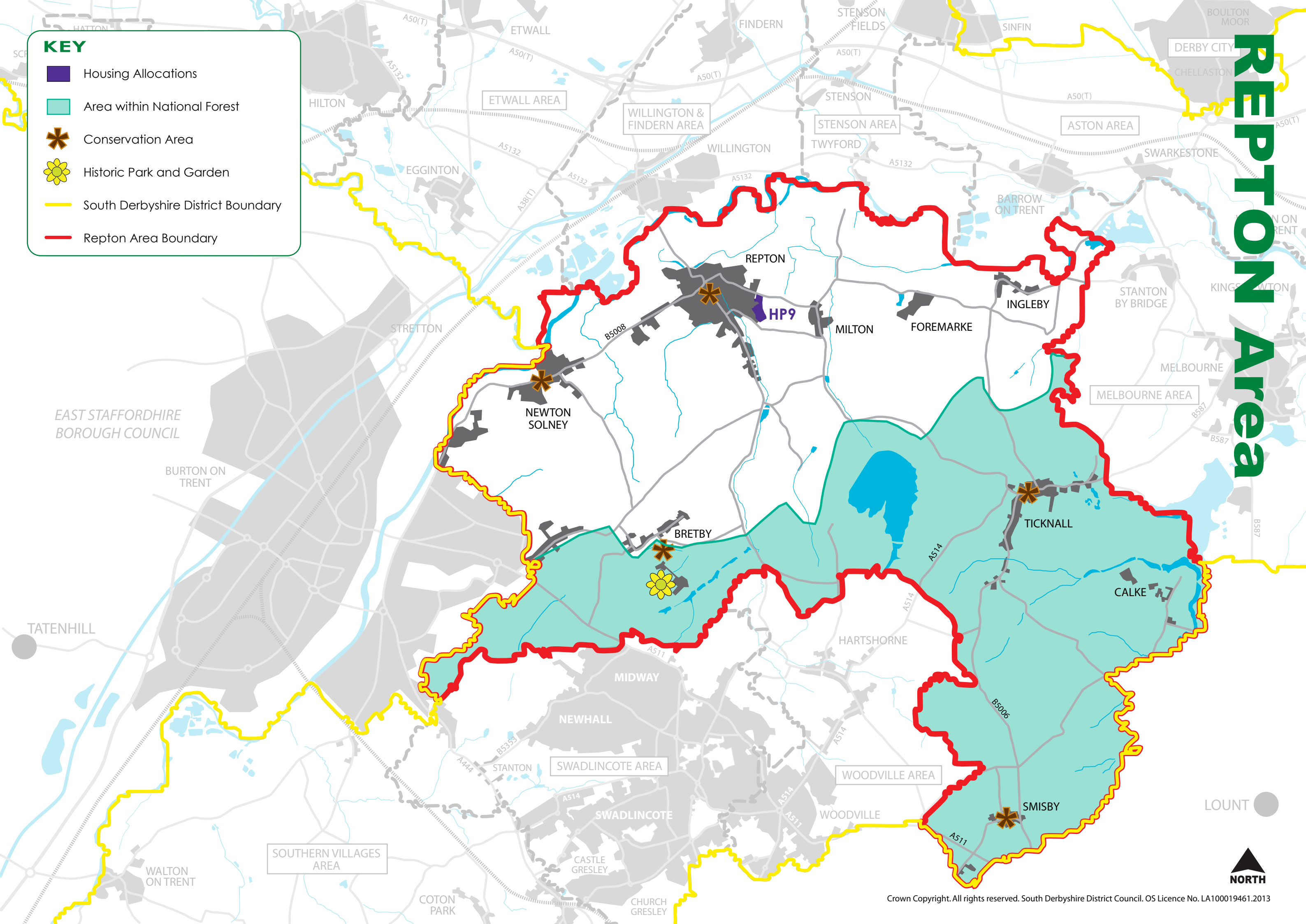
Area within National Forest

Conservation Area

Historic Park and Garden

South Derbyshire District Boundary

Repton Area Boundary



REPTON Area

HOUSING POLICY	HOUSING SITE
HP9	Land off Longlands, Repton



9

WOODVILLE AREA

Overview

This area comprises Woodville, which forms part of the Swadlincote urban area, and the predominantly rural area to the north and east, containing the villages of Hartshorne, a local service village and Boundary.

Historically, the urban area was important for mining and ceramics manufacture, which were later joined by other industries, including engineering and distribution. Mining in the area ceased some time ago, whilst ceramics manufacturing continued until very recently. Many industrial sites have been lost to housing development over the past decade, whilst others have become vacant. Recent housing growth has been significant, mainly concentrated in and around the Woodville Woodlands area to the south of the urban area.

The area falls entirely within the National Forest and part of Woodville lies within the Heart of the Forest, whose aims are to become a major tourist and leisure destination as part of the National Forest economy.

Woodville itself contains some local facilities, but has a strong functional relationship with Swadlincote and the employment, shopping, services and other facilities available there. There are also the nearby towns of Ashby de la Zouch and Burton-on-Trent which offer additional facilities and services.

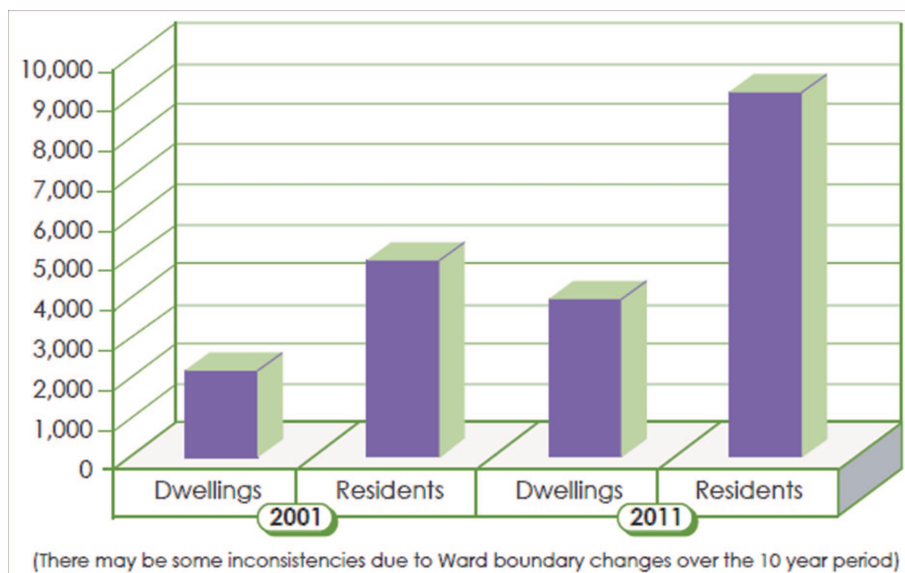
The A511/A514 Clock roundabout junction experiences peak time congestion, causing trip delays and harming the local amenity.

Undeveloped land to the south of Woodville provides a regeneration opportunity to be facilitated through the provision a link road that would provide some relief to Clock roundabout whilst opening up a substantial area of land for employment led development. The site adjoins the North West Leicestershire boundary and the Council will consider any growth proposals in consultation with the neighbouring local authority.

The village of Hartshorne contains facilities such as a primary school and village hall. It has seen some small scale housing growth in recent years through the redevelopment of brownfield land. Parking outside the school on the main road in Hartshorne causes some local traffic disruption.

The area contains some listed buildings, such as the Clock Garage and the kilns at the former TG Green pottery.

Woodville Area - Number of dwellings and residents in 2001 and 2011



Vision

The urban area will achieve economic and environmental regeneration, supported by new development, improvements to local transport infrastructure and opportunities arising from its National Forest location, whilst the character of the rural area beyond will be protected.

- Objective 1:** Relieve traffic congestion at the A514 / A511 Clock Island junction.
- Objective 2:** Improve environmental quality within Woodville, taking advantage of redevelopment opportunities and the National Forest location.
- Objective 3:** Protect the character of the rural area beyond Woodville.
- Objective 4:** Support the economic vitality both of the urban and rural areas.
- Objective 5:** Meet the housing needs of the area.
- Objective 6:** Improve accessibility by sustainable modes, both within Woodville and to the wider urban and rural areas beyond.
- Objective 7:** Protect heritage assets.

Settlements in the area

Growth Town: Woodville (significant part of the Swadlincote Urban Area) and also part of Midway.

Local Village: Hartshorne

Rural Village: Boundary

SUMMARY OF POLICIES:

Housing

- Broomy Farm (also part of the Swadlincote area) – 400 dwellings
- Further small scale residential sites may be identified in Part 2 of the Local Plan across the area guided by the Settlement Hierarchy.
- Potential Reserve site - Woodville Regeneration Area

Employment

- Employment-led development on land at Woodville Regeneration Area
- Allow for appropriate tourist accommodation and facilities.
- Allow for small scale farm diversification

Transport






- Secure the completion of the Swadlincote Regeneration Route (also in Swadlincote).
- Improve access to public transport services within Woodville.
- Expand local cycle and walking links, including connections to the area beyond Woodville, as part of a wider route network.

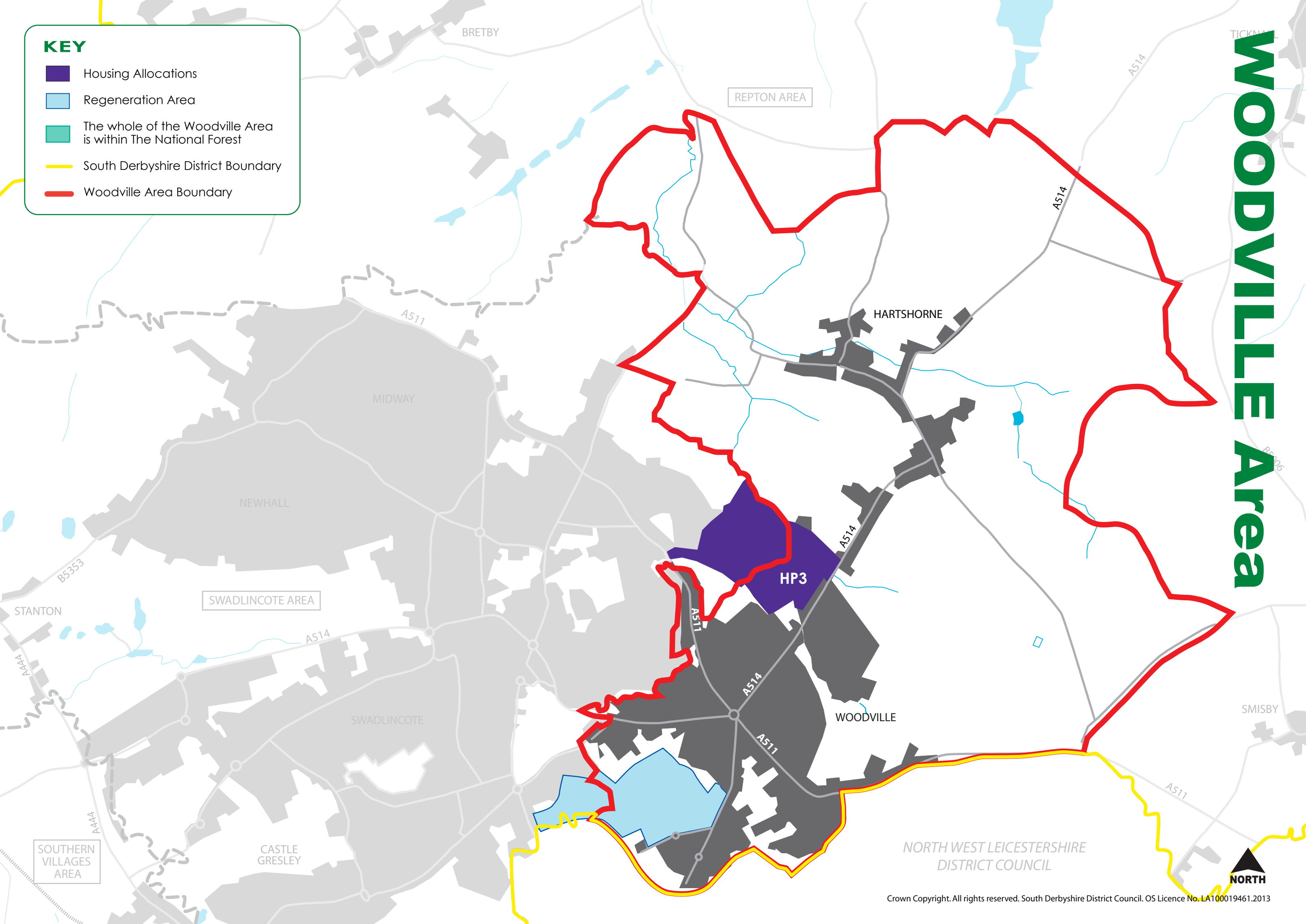
Green Infrastructure

- Enhance the local environment, taking advantage of the town's position within the National Forest.
- Ensure that local watercourses and groundwater are protected from rebounding groundwater levels through the provision of an appropriate mine water treatment scheme.

WOODVILLE Area

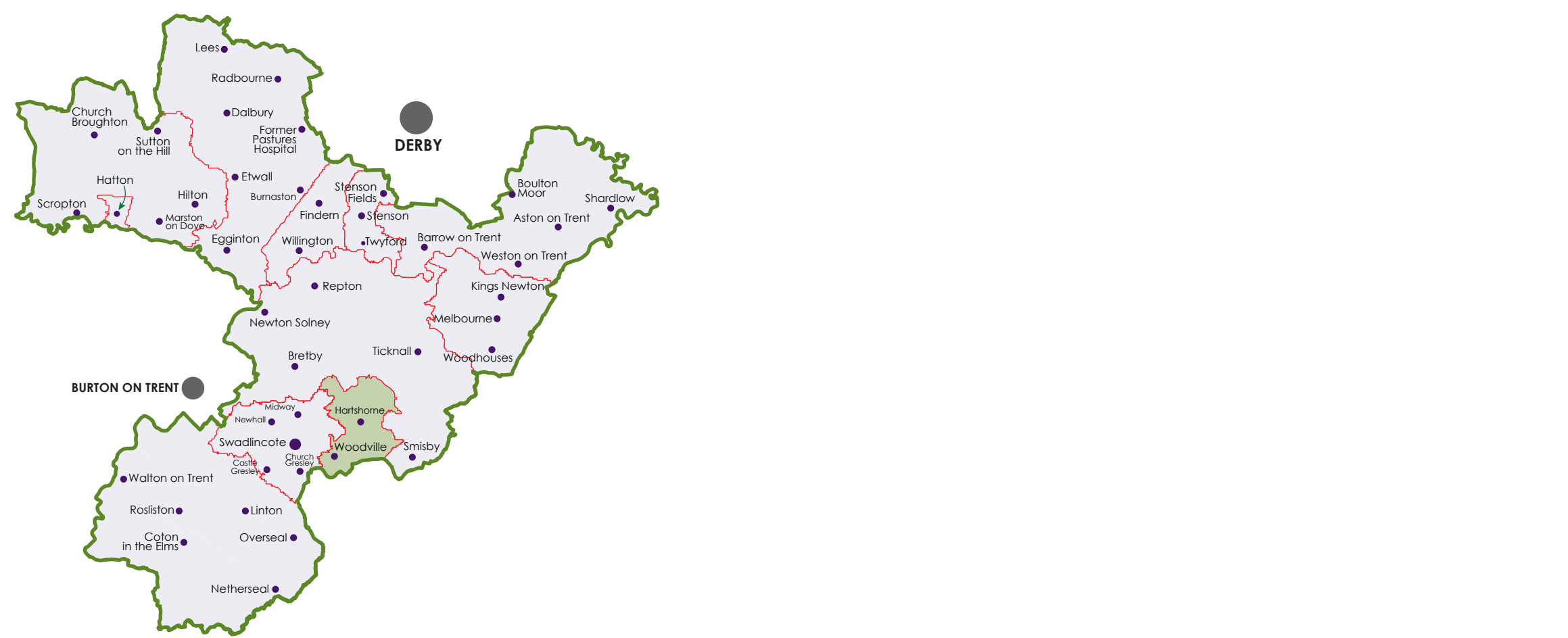
KEY

-  Housing Allocations
-  Regeneration Area
-  The whole of the Woodville Area is within The National Forest
-  South Derbyshire District Boundary
-  Woodville Area Boundary



WOODVILLE Area

HOUSING POLICY	HOUSING SITE
HP3	Broomy Farm



10

SWADLINCOTE AREA

Overview

Swadlincote is South Derbyshire's principal administrative and commercial centre. Although historically important for mining and ceramics manufacture, these activities have been superseded by other industries including engineering, retail and logistics.

In recent decades the town has experienced substantial development, led by a planning strategy that has sought to encourage growth in order to support the viability of local services and facilities. Most recent housing development has been concentrated at Castleton Park in Church Gresley and at Woodville Woodlands, whilst employment growth has mainly taken place at Tetron Point.

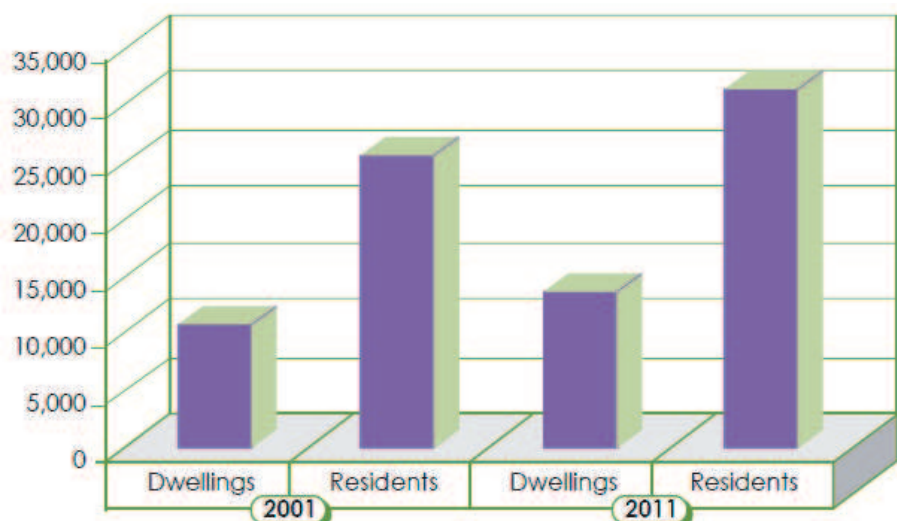
Swadlincote provides for most of the day-to-day needs of local residents, although it has some functional ties to Burton-on-Trent, for example, in regard to further education and health care. The town centre, a designated Conservation Area, has attracted substantial private and public sector investment in recent years, co-ordinated through the recently reviewed "Swadlincote Town Centre Vision and Strategy".

Swadlincote is surrounded by countryside and the area separating the town from Burton-on-Trent represents designated Green Belt. There has been significant environmental enhancement in the town, much of which has resulted from the creation of new areas of woodland with public access, reflecting the town's location within The National Forest. However, the cessation of mining in the South Derbyshire Coalfield has led to a rise in groundwater levels which, without appropriate management and treatment, could contaminate local watercourses.

The southern part of the town lies within the Heart of The National Forest area, which is becoming a major tourist and leisure destination as part of the forest economy.

The town is not particularly well connected to the wider highway network although the planned Regeneration Route would go some way toward addressing this.

Swadlincote Area - Number of dwellings and residents in 2001 and 2011



(There may be some inconsistencies due to Ward boundary changes over the 10 year period)

Vision

Swadlincote will continue to expand to cater for the needs of South Derbyshire's growing population and cement the role of the town as the focus of employment, retail, services and facilities within the district. This will be achieved through new development within and around the town, continued environmental enhancement driven by the town's location within The National Forest and improved transport connections.

- Objective 1:** Meet the housing needs of the area through new development.
- Objective 2:** Improve the environmental quality of the urban area, taking advantage of The National Forest location.
- Objective 3:** Provide for the employment needs of the urban area .
- Objective 4:** Improve the diversity and scale of the retail and leisure offer within Swadlincote Town Centre.
- Objective 5:** Improve access to leisure, recreation and tourism opportunities, taking advantage of the presence of The National Forest and the location of part of the urban area within the Heart of The Forest.
- Objective 6:** Secure improved access to Swadlincote by providing better connections to the wider highway network (see also Woodville).

- Objective 7:** Improve accessibility by sustainable transport modes both within Swadlincote and to the wider urban and rural areas beyond.
- Objective 8:** Protect heritage assets.
- Objective 9:** Maintain the physical separation of Swadlincote and Burton-on-Trent.

Settlements in the area

Growth Town: Swadlincote Urban Area which includes Church Gresley, Midway, Newhall & Stanton.

SUMMARY OF POLICIES:

Housing

- Sites with consent - Cadley Hill: 215 dwellings, Council Depot site: 201 dwellings
- Church Street area, Church Gresley – 400 dwellings
- Area north of William Nadin Way – 600 dwellings
- Broomy Farm, Midway (also part of Woodville) – 400 dwellings
- Potential Reserve site - Woodville Regeneration Area

Employment

- Continued development of industrial and business sites and premises at Tetron Point and Cadley Hill.
- Intensification of industrial and business activity at established employment sites, where appropriate.
- Protection of established industrial and business sites against development for alternative purposes.
- Allow for the development of tourist accommodation and facilities.

Shopping

- Support growth in retail and other service provision and secure the further environmental enhancement of Swadlincote town centre.

Transport

- Expand local cycle and walking links, including connections to the area beyond Swadlincote, including Heart of the Forest Tourist attractions, as part of a wider route network.
- Improve access to public transport services.
- Support the delivery of the Swadlincote Regeneration Route (see also Woodville).

Leisure, Recreation and Tourism

- *To support new leisure and recreation facilities in the area, taking advantage of The National Forest location.*

Environment














- *Enhance the local environment, taking advantage of the town's position within The National Forest.*
- *Ensure that local watercourses and groundwater are protected from rebounding groundwater levels through the provision of an appropriate mine water treatment scheme.*

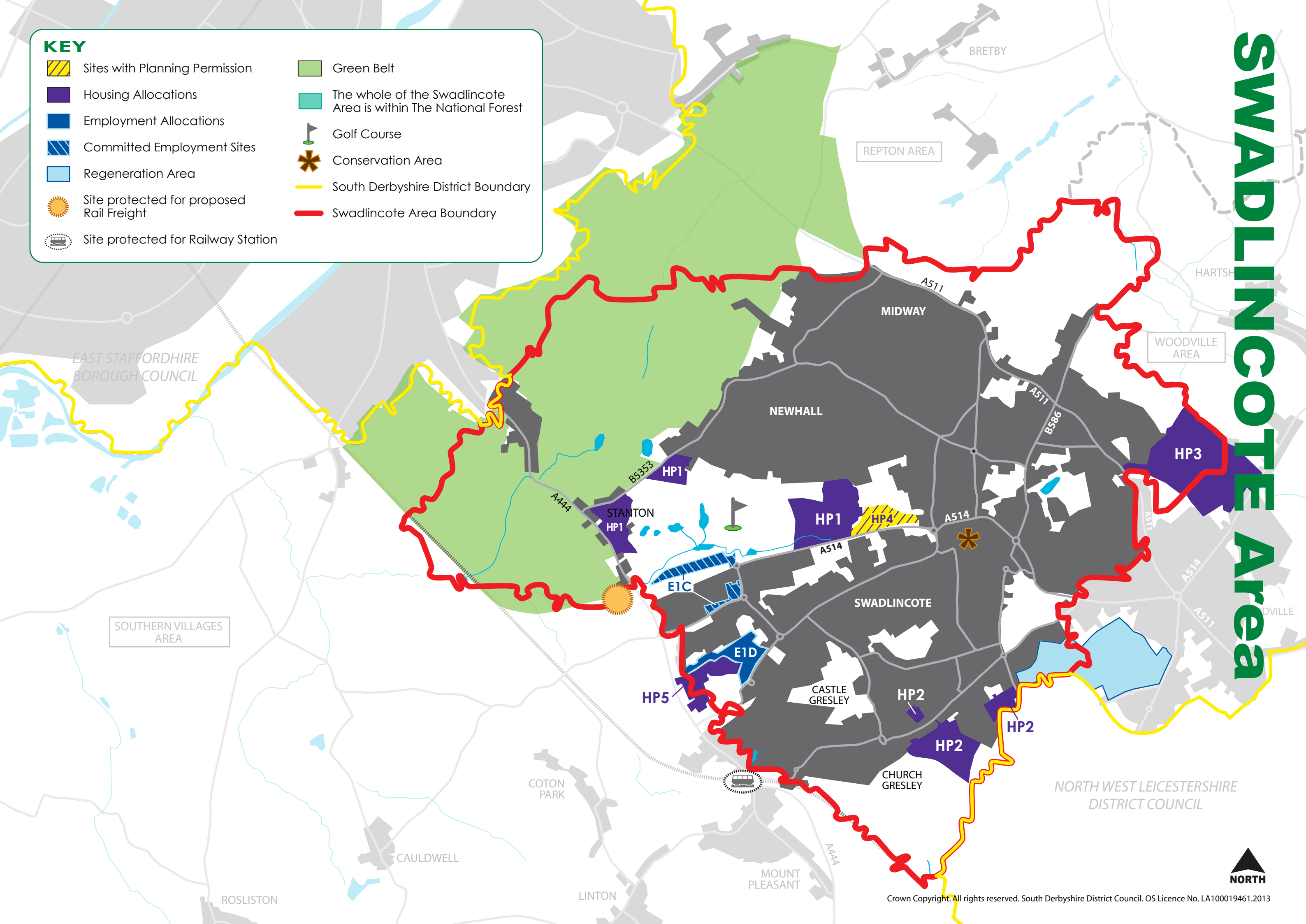
Green Belt

- *To ensure that the Green Belt continues to fulfil its purpose of maintaining the separation of Swadlincote and Burton-on-Trent.*

SWADLINCOTE Area

KEY

-  Sites with Planning Permission
-  Housing Allocations
-  Employment Allocations
-  Committed Employment Sites
-  Regeneration Area
-  Site protected for proposed Rail Freight
-  Site protected for Railway Station
-  Green Belt
-  The whole of the Swadlincote Area is within The National Forest
-  Golf Course
-  Conservation Area
-  South Derbyshire District Boundary
-  Swadlincote Area Boundary



SWADLINCOTE Area

HOUSING POLICY	HOUSING SITE
HP1	Land north of William Nadin Way/ west of the Depot
HP2	Land in the vicinity of Church Street/Bridge Street and Gresley FC site
HP3	Broomy Farm
HP4	Council Depot
HP5	Cadley Hill
EMPLOYMENT POLICY	EMPLOYMENT SITE
E1D	Cadley Hill
E1C	Tetron Point



11

SOUTHERN VILLAGES AREA

Overview

The area is rural in character and contains Key Service Villages, Overseal and Rosliston, and several other settlements of varying sizes. A large part of the area to the east represents former coalfield communities.

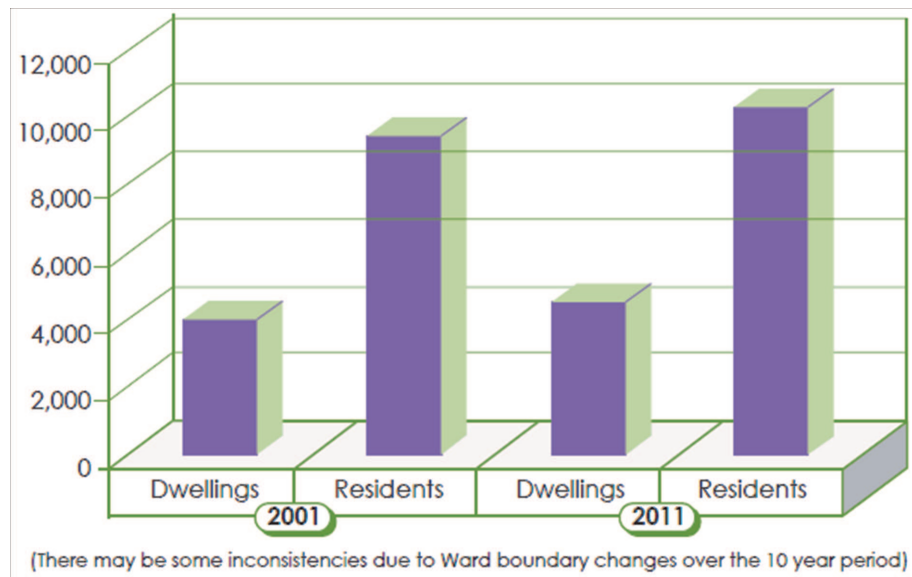
The area lies entirely within the National Forest, the eastern most part being within the Heart of the Forest area, and contains tourist attractions including Rosliston Forestry Centre and Catton Hall. The northern part of the area lies within the South Derbyshire Green Belt.

Part of the site of the former Drakelow Power Station has planning consent for mixed use development including housing and employment uses. Since road connections to the nearby A38 are poor, the redevelopment proposals will require the provision of a new bypass and River Trent crossing at Walton-on-Trent. Another part of the former power station site has planning consent for the development of a new gas fired power station.

Apart from Castle Gresley, Linton and Overseal, the area is relatively poorly served by public transport and some settlements are too small to support any services and facilities. The Burton to Leicester railway line crosses the area and is used infrequently for freight purposes. There is a long standing aspiration to establish a passenger rail service on this line with a potential station at Castle Gresley, although this would not financially viable at the present time.

There are Conservation Areas at Lullington, Netherseal and Walton-on-Trent. A substantial part of the area lies within the River Mease catchment, where the need to protect ecological interests represents a significant development constraint. The western part of the area is bounded by the River Trent, and lies within the Central Rivers initiative area, which aims to secure multi-functional end-uses for former sand and gravel workings.

Southern Villages Area - Number of dwellings and residents in 2001 and 2011



Vision

To protect and enhance the rural character of the area, taking advantage of the presence of the National Forest, whilst securing the redevelopment of brownfield land at the former Drakelow Power Station for mixed-use development.

Objective 1: Protect the rural character of the area.

Objective 2: Provide for housing development at the former Drakelow Power Station site.

Objective 3: Support the economic vitality of the area.

Objective 4: Improve accessibility by sustainable transport modes.

Objective 5: Secure improved water quality at the River Mease.

Objective 6: Maintain the physical separation of Swadlincote and Burton-on-Trent.

Objective 7: Protect heritage assets.

Settlements in the area

Key Villages: Castle Gresley, Overseal, Rosliston
 Local Village: Linton
 Rural Villages: Lullington, Netherseal, Walton-on-Trent, Cauldwell, Coton in the Elms, Coton Park, Drakelow

SUMMARY OF POLICIES:

Housing

- Sites with consent - Former Drakelow Power Station: 2,239 (up to 1,300 in the Plan Period), as part of mixed use redevelopment.
- Further small scale residential sites may be identified in Part 2 of the Local Plan across the area guided by the Settlement Hierarchy.

Employment

- New industrial and business provision at former Drakelow Power Station as part of mixed use redevelopment.
- Allow for the provision of appropriate tourist accommodation and other facilities.
- Allow for small scale farm diversification.

Transport

- Protect land for the development of a Walton-on-Trent bypass and River Trent crossing to support mixed use redevelopment at the former Drakelow Power Station site.
- Protect established railway lines and land that may be needed for the development of a National Forest passenger rail service at Castle Gresley.
- Establish cycleways and multi-user trails as part of a wider route network.

Green Infrastructure

- Secure the Integrity of the River Mease Special Area of Conservation.
- Enhance and expand green infrastructure taking advantage of the presence of the National Forest.

Green Belt

- Ensure that the Green Belt continues to fulfil its purpose of maintaining the separation of Swadlincote and Burton-on-Trent.

SOUTHERN VILLAGES Area



KEY

Housing Sites with Planning Permission

Committed Employment Sites

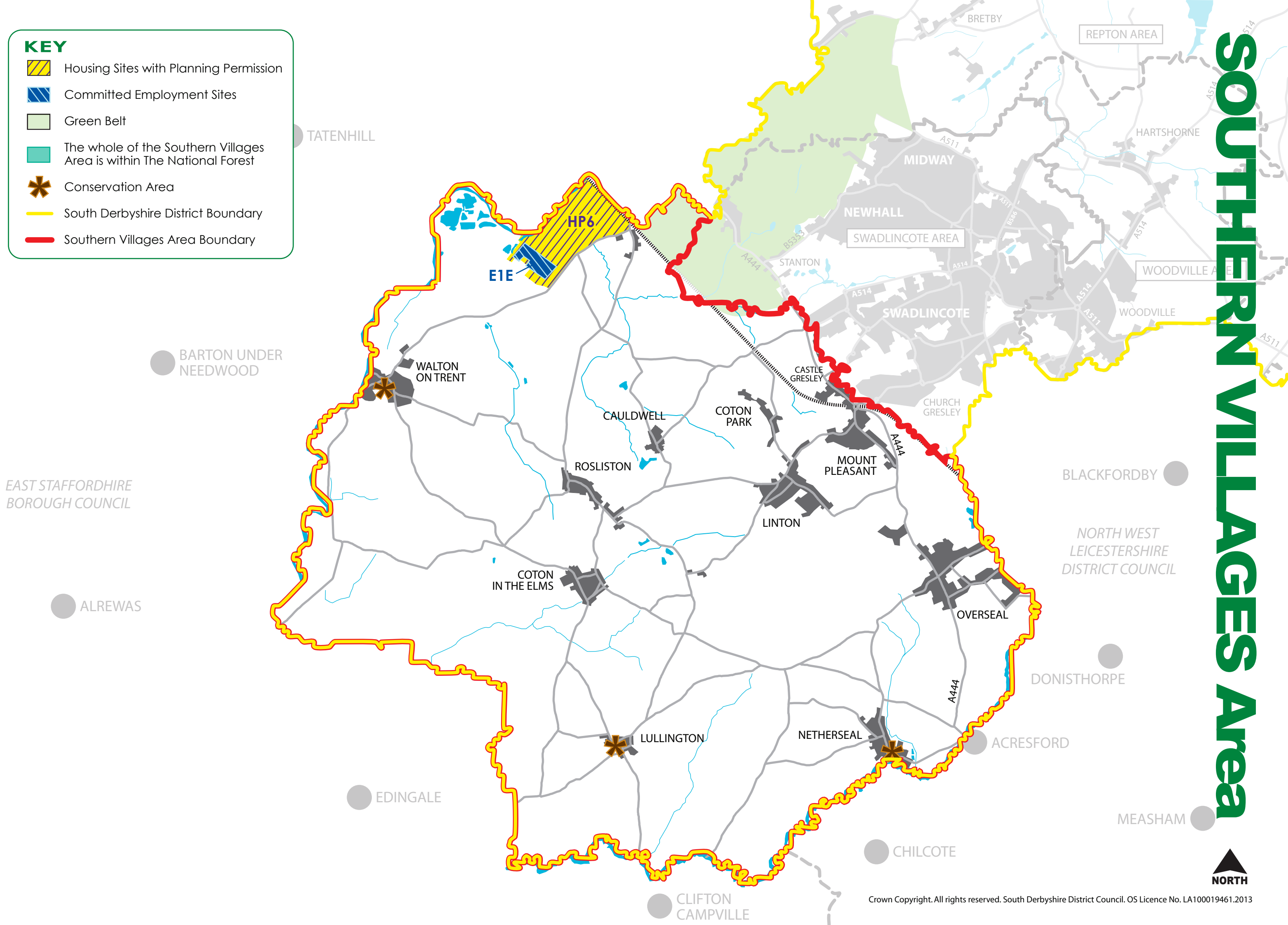
Green Belt

The whole of the Southern Villages Area is within The National Forest

Conservation Area

South Derbyshire District Boundary

Southern Villages Area Boundary



SOUTHERN VILLAGES Area

HOUSING POLICY	HOUSING SITE
HP6	Drakelow Park
EMPLOYMENT POLICY	EMPLOYMENT SITE
E1E	Drakelow Power Station Site

