

5

Housing

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HOUSING

Introduction

- 5.1 The scale and distribution of housing growth within the District from 2011 to 2028 is a key policy area, with resulting implications for other policy areas in the Local Plan. As a fast growing District, housing in South Derbyshire is in high demand and the policies below seek to ensure that new housing is delivered whilst balancing the needs of existing and future residents in terms of accessibility to jobs and services.
- 5.2 The housing site policies within this chapter include site specific requirements, individual to the particular site to which the policy refers. Each housing site allocation included in this Local Plan will be subject to the normal process of granting of planning permission and the necessary conditions and planning obligations. Whilst not all possible contributions are listed, in the specifics of a policy, such contributions as education, transport and health would be expected, as would be the case for any such planning application, whether the site be allocated in the Local Plan or not.
- 5.3 Each of the housing site allocations are shown on a map alongside the policy. The site boundary indicated on the maps illustrates the full site, not just the developable area. As such landscaping, additional buffers, open space and roads will be included within the site area shown.
- 5.4 It is a requirement of the NPPF that the expected supply of market and affordable housing is set out in a housing trajectory for the plan period. In order that this can be kept up to date, it will be published in a housing supply paper rather than as part of this Plan.

Housing Distribution

Around Swadlincote and the Villages

- 5.5 Swadlincote is the largest urban area within South Derbyshire and in order to support the continuing revival of the town and achieve regeneration on brownfield land there is a need to accommodate further housing growth, specifically for Swadlincote.
- 5.6 Alongside Swadlincote, it is also important to support strategic development in some key villages in South Derbyshire where this would deliver distinct benefits to those communities and support new and existing services and facilities.
- 5.7 The following table shows the land supply currently within the Swadlincote and Villages area including the Local Plan allocations. Information regarding land supply including detailed information will

be updated through a 5 year housing land supply paper¹ which is published on the Council's website.

Table 3: Land supply within Swadlincote and Villages area

STRATEGIC SITE ALLOCATIONS - SWADLINCOTE & VILLAGES	No. of Dwellings
Land north of William Nadin Way/West of Depot	600
Land in the vicinity of Church Street/Bridge Street and Moat Street	350
Broomy Farm	400
Depot housing site, Darklands Road, Swadlincote	158*
Drakelow Power Station, Drakelow	2,239 ⁽¹⁾
Land off The Mease, Hilton	485*
Former Aston Hall Hospital	74*
Land off Longlands, Repton	124* ⁽²⁾
Willington Road, Etwall	199*
Land to the north east of Hatton	400
OTHER	
Part 2 allocations	600
Windfalls	450

Notes:

(1) Around 1,200 dwellings are expected to be built out during Plan Period.

* Dwelling numbers changed on allocated land through planning applications from submitted Plan.

Fringes of the Derby Urban Area

- 5.8 A large part of the northern boundary of the District adjoins Derby City which offers many services and facilities including transport infrastructure. In considering future locations for housing growth, the sustainability of Derby City was a factor to consider alongside the need for South Derbyshire to provide homes to ensure that Derby City meets its assessed housing needs.
- 5.9 Aligned working with Derby City has allowed Derby wide urban area impacts to be considered and appropriate cross boundary sites to be brought forward.
- 5.10 In general, our transport assessment work indicates that road congestion around the City is a key issue, and it will be important to mitigate the effects of development so far as possible. Although development in all locations poses problems in this regard, there is greater potential for serving major new development by a choice of modes of transport, particularly to the south and south east of the City. Bus patronage in particular appears to be much more difficult to achieve on sites to the west of the A38.

- 5.11 The impact on the trunk road network is also a key concern and development to the west of the A38 is likely to cause significant problems in terms of traffic which is likely to seek to cross it. In this regard, the Highways Agency remains concerned over additional development in this area in advance of the implementation of grade separation improvements to key junctions on the A38. Whilst trunk road and local highway concerns to the south and south east of the city are serious issues too, the strategic site development options proposed in this Plan will be supported by considerable new infrastructure which, over the wider network as a whole, will largely mitigate the effects of accommodating the scale of development proposed.
- 5.12 In particular, a new 'South Derby Integrated Transport Link' is proposed, connecting a new road (already committed) providing access to the Derby Global Technology Park (the 'T12 road') to Stenson Road at Stenson Fields. This will be sufficient to largely mitigate the effects of development proposed at Sinfin/Stenson Fields, and provide the optimum solution in managing traffic over the road network in southern Derby as a whole.
- 5.13 The availability and scope for providing new secondary school places through extensions will not be sufficient to cater for the projected pupil numbers arising from the scale of development proposed.
- 5.14 School Place planning work undertaken jointly with Derbyshire County Council and Derby City Education Authorities and also local schools shows that at least one new secondary school is required. The Council's work with the County and City is on-going and potential locations are in the process of being filtered down to the most appropriate location. Funding options are also being considered. The location of the new secondary school will be identified in the Local Plan Part 2. Information will be updated through the Education position paper on the Council's website.
- 5.15 Development to the south and south east of the City is also capable of being contained within firm southerly defensible boundaries offered by the A50 where the landscape is better able to accommodate major development, in contrast to some areas further west which would result in more obvious intrusions into attractive open countryside.
- 5.16 Accordingly the following sites/broad locations are identified for development and are each shown on an individual map.

Table 4: Land supply on the Derby Urban Edge

SITES	No. of Dwellings
Highfields Farm	1040*
Boulton Moor (Phase 1, 2 and 3)	1,950
Chellaston Fields	500
Wragley Way	1,950 ⁽¹⁾
Primula Way, Sunny Hill	500
Holmleigh Way, Chellaston	120*
Hackwood Farm	290
Land west of Mickleover	1,650 ⁽²⁾

Notes:

(1) Around 1,000 dwellings are expected to be built out during Plan Period.

(2) Around 1,400 dwellings are expected to be built out during Plan Period.

* Dwelling numbers changed on allocated land through planning applications from submitted Plan.

The Settlement Hierarchy

5.17 The overall strategy for the distribution of housing for the period of this Plan is led by allocations that will be made through both parts of the Plan. However, it is accepted and in line with the NPPF that other sites will need to be considered throughout the lifetime of the Plan and Policy H1 will ensure that development is directed towards the more sustainable settlements.

5.18 The settlement boundaries will be reviewed through Part 2 of the Plan as many will need re-drawing due to growth that has either taken place or is expected to take place through the allocations made (in both parts of the Plan). It does not mean that any new opportunities that arise will not be considered by the Council but the intention is to manage development within the District.

Policy H1 Settlement Hierarchy

The Settlement Hierarchy is based on the range of services and facilities that are offered by each settlement. The level of development for each settlement will be of a scale appropriate to the size and role of that settlement. As planning applications are received the merits of each individual site will be assessed through the Development Management process.

The distribution of new development outside of allocations over the period of this Plan will be in accordance with the Settlement Hierarchy below:

1 Urban Areas – the urban areas of Swadlincote including Woodville, adjacent to Derby and adjacent to Burton upon Trent

2 Key Service Villages

Aston on Trent	Etwall
Hatton	Hilton
Melbourne	Overseal
Repton	Shardlow
Willington	Linton

For the above two tiers, development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 25 dwellings.

3 Local Service Villages

Coton in the Elms	Findern
Hartshorne	Mount Pleasant
Netherseal	Newton Solney
Rosliston	Ticknall
Weston on Trent	

For the above tier, development of sites within the settlement boundary will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 15 dwellings.

4 Rural Villages

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

For the above tier development of a limited nature will be allowed

- i. within the settlement boundary where applicable or adjacent to as a exceptions or cross subsidy site as long as not greater than 15 dwellings.
- ii. Or of limited infill and conversions of existing buildings where no settlement boundary.

5 Rural Areas – areas outside of the defined settlements listed above.

Due to the lack of services and facilities and defined settlement boundaries, only development of limited infill and conversions of existing buildings will be acceptable.

Explanation

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

Housing Site Policies

Policy H2: Land north of William Nadin Way, Swadlincote

- 5.22 The site consists of three housing parcels on land to the west of Swadlincote which fall within the area from Park Road in the west, to the current Council Depot in the east and south to William Nadin Way. A golf course and driving range is currently under construction on the central part of the wider area. On the north and east boundaries of the site lies residential development and employment development lies beyond William Nadin Way on the southern boundary of the site.
- 5.23 The site represents former mineral workings and is now classed as greenfield land. There is some landfill on part of the site. The site lies within the National Forest.
- 5.24 Access to the site will be off William Nadin Way for the parcel of land to the east of the site and Park Road for the other two parcels of land

to the north east and west of the site. The site is likely to be phased with the largest parcel of land, to the east of the site, to come forward first.

5.25 Swadlincote town centre is less than 2km away to the east and as such the site is accessible to a range of shops, services and community facilities, public transport as well as employment opportunities across Swadlincote.

POLICY:

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

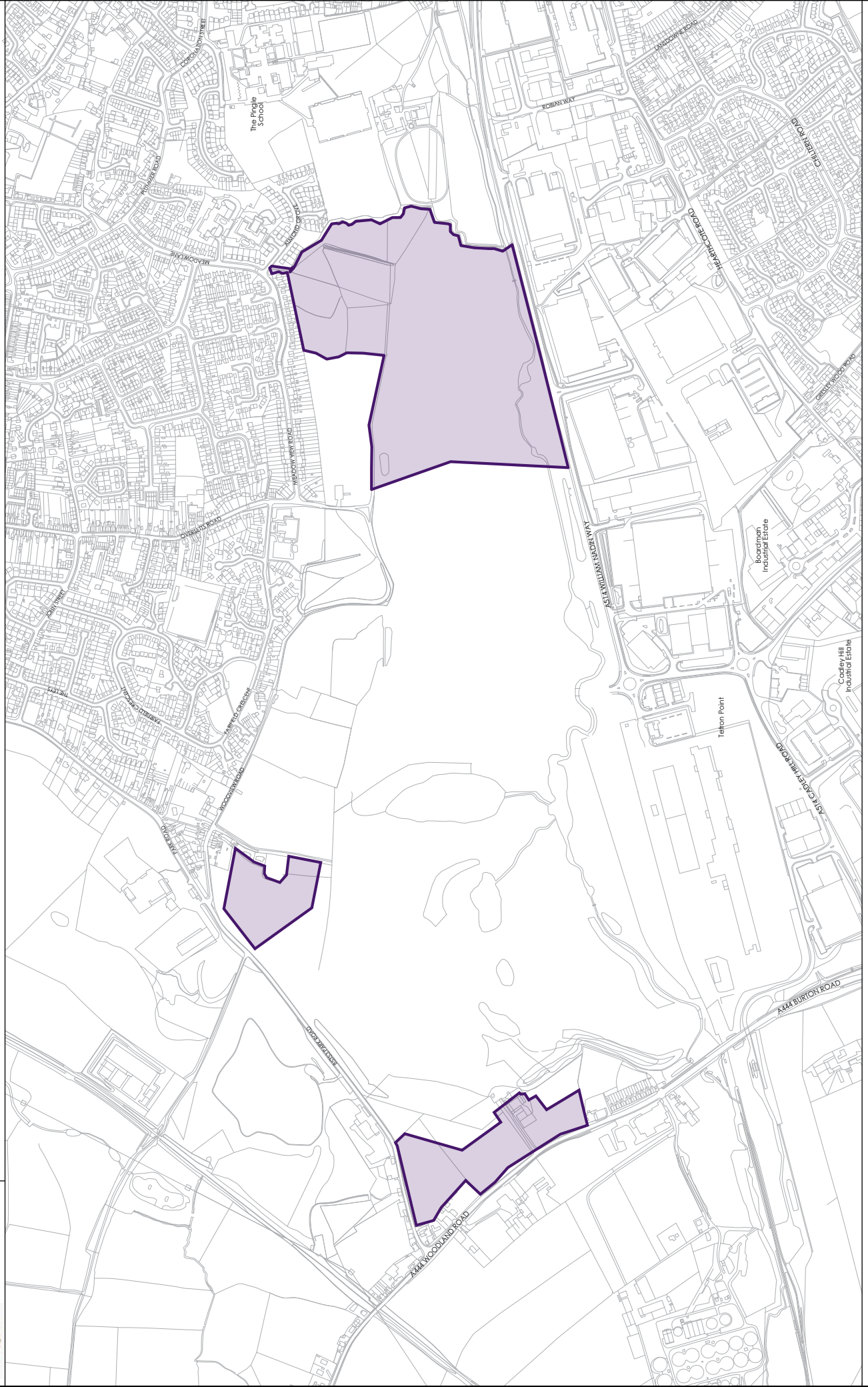
B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) Consider the site holistically with other development and open space enhancement opportunities;**
- ii) A mix of dwelling types shall be provided across the three parcels of land which complement each other;**
- iii) The provision of recreational and community facilities;**
- iv) The presence of Coal Mining Legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;**
- v) An appropriate buffer in agreement with the Council to be placed around the Breach Ley Farm Meadow County Wildlife Site;**
- vi) An appropriate easement along watercourses on the site free of built development;**
- vii) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route.**
- viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**



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



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

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

POLICY:

A Residential development on Land at Church Street/Bridge Street/ Football club site, Church Gresley for around 350 dwellings.

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

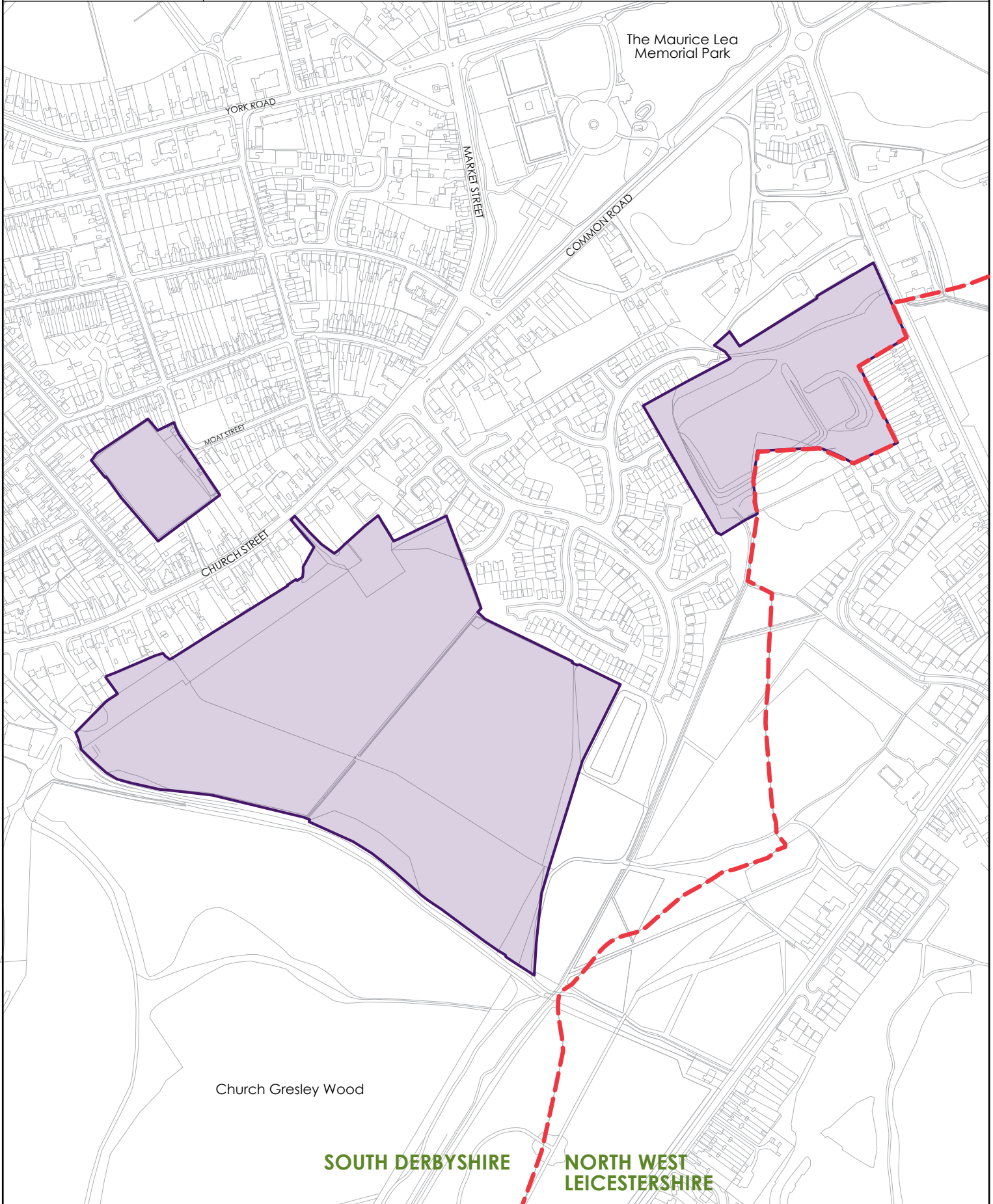
- i) Developer contributions for additional land to enable an extension to St George's Primary School;**
- ii) Residential development of the Moat Street site will only be permitted when the provision of an appropriate replacement facility site has been secured;**
- iii) Measures will be used to protect the separate identity of Albert Village and the amenity of nearby occupiers by mitigating against undue adverse visual impacts;**
- iv) Access points to serve the sites shall be developed**

appropriately;

- a) Principal Church Street site – access to be from Rockcliffe Close;
 - b) Bridge Street proposed football club site – access from Bridge Street;
 - c) Existing Gresley FC site – access from Moat Street;
-
- v) The presence of coal mining legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;
 - vi) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route and the CONKERS circuit.
 - vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.



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



Policy H4: Land at Broomy Farm, Woodville

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

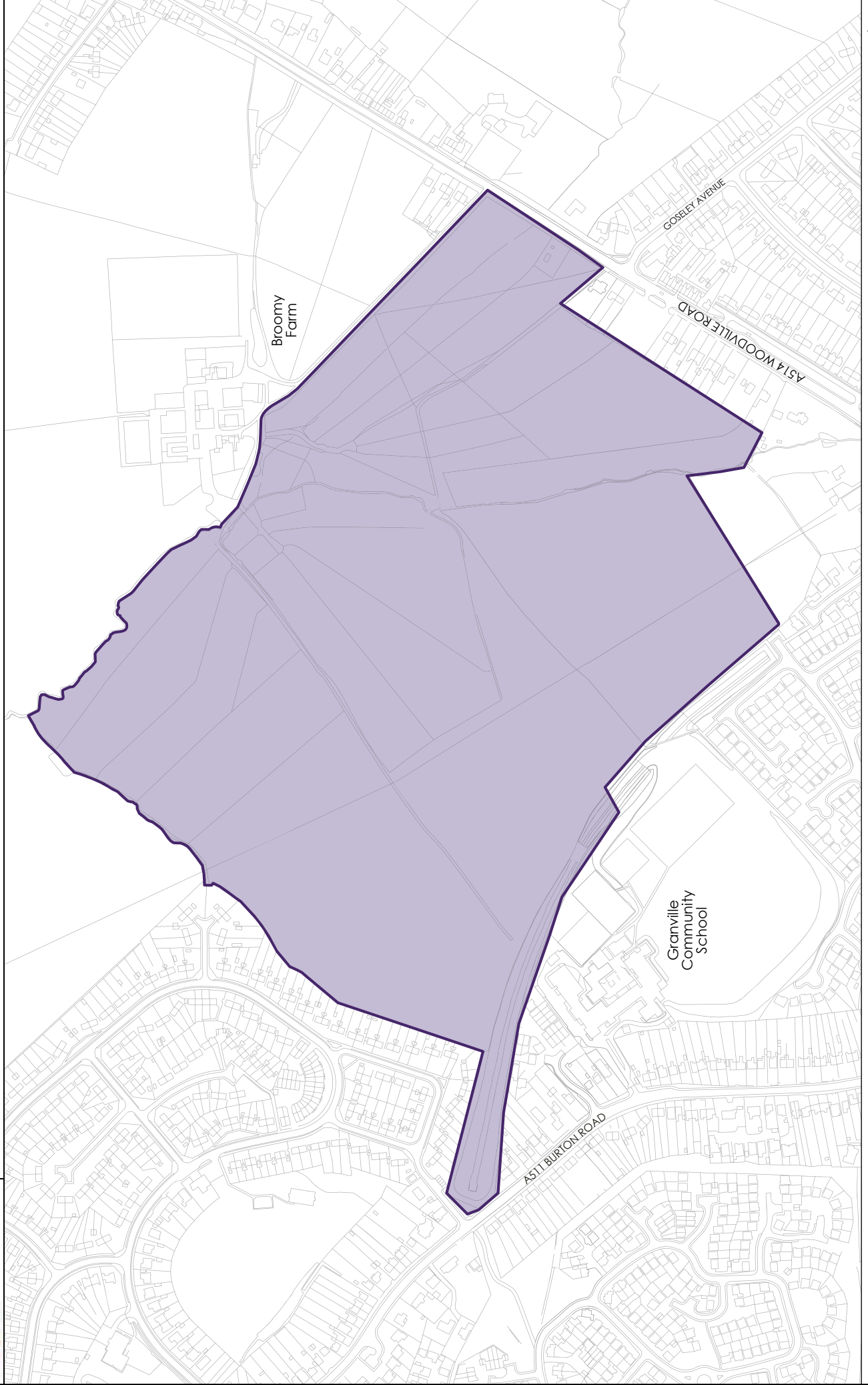
POLICY:

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

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



Housing Policy 4: Land at Broomy Farm, Woodville



Policy H5: Council Depot

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

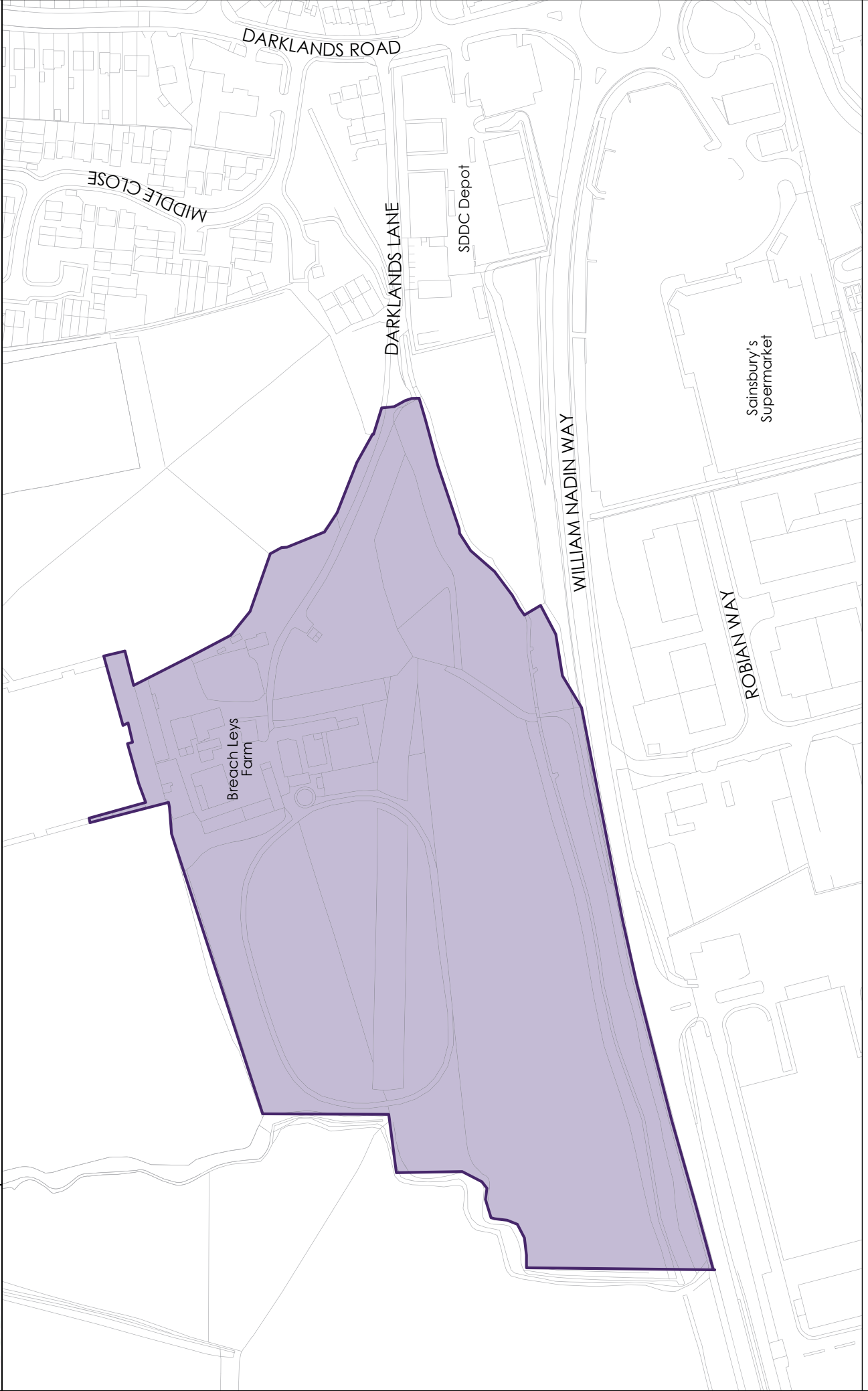
POLICY:

- A Residential development on land at the Council Depot for around 158 dwellings.**
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:**
 - i) Landscape features of the site shall be retained;**
 - ii) No development shall take place in areas of high flood risk around the Darklands Brook;**
 - iii) The presence of Coal Mining Legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;**
 - iv) High quality pedestrian and cycle links, including National Cycle Route 63, both within the site and connecting to surrounding networks.**
 - v) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**



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Housing Policy 5: Council Depot, Swadlincote



Policy H6: Drakelow Park

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

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

POLICY:

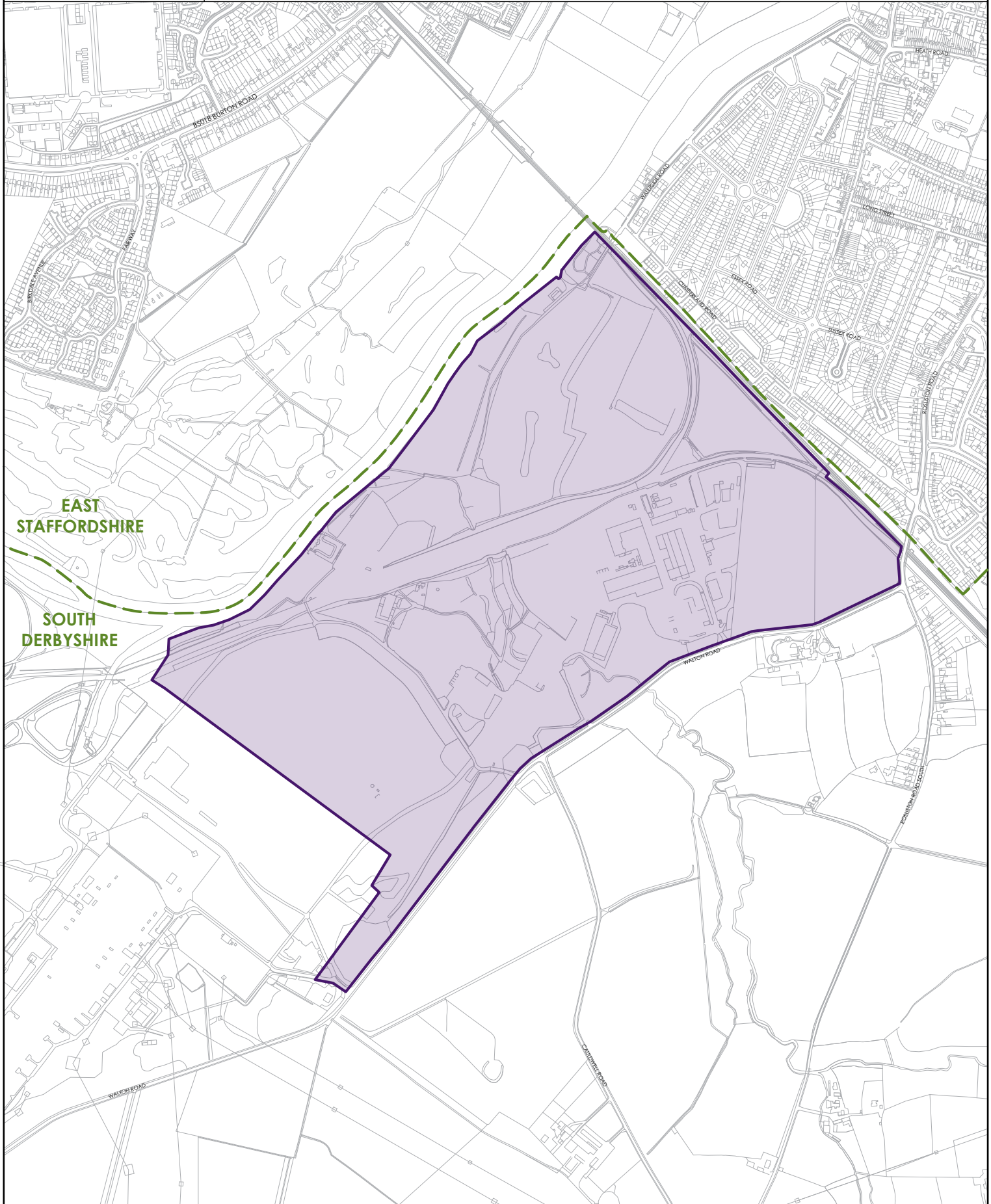
A Residential development on land at Drakelow Park, Drakelow for up to 2,239 dwellings.

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

- i) The provision of a 2 form entry primary school on site;**
- ii) In agreement with the Council, a restricted number of dwellings to be allowed prior to the opening of the Walton By-Pass;**
- iii) High quality pedestrian and cycle routes shall be provided both within the site and connecting to existing and proposed networks;**
- iv) The provision of one or two local retail centres commensurate with the size of the development to provide for the day to day needs of the wider neighbourhood. The local centres should be the focal points within the development as a whole;**
- v) The refurbishment of the listed buildings on the site and protection of their settings;**
- vi) Retain and enhance areas of existing woodland on site to help integrate development into the wider landscape.**
- vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**



Housing Policy 6: Drakelow Park, Drakelow



Policy H7: Land at Hilton Depot, Hilton

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

POLICY:

A Residential development on land at Hilton Depot, Hilton for around 485 dwellings.

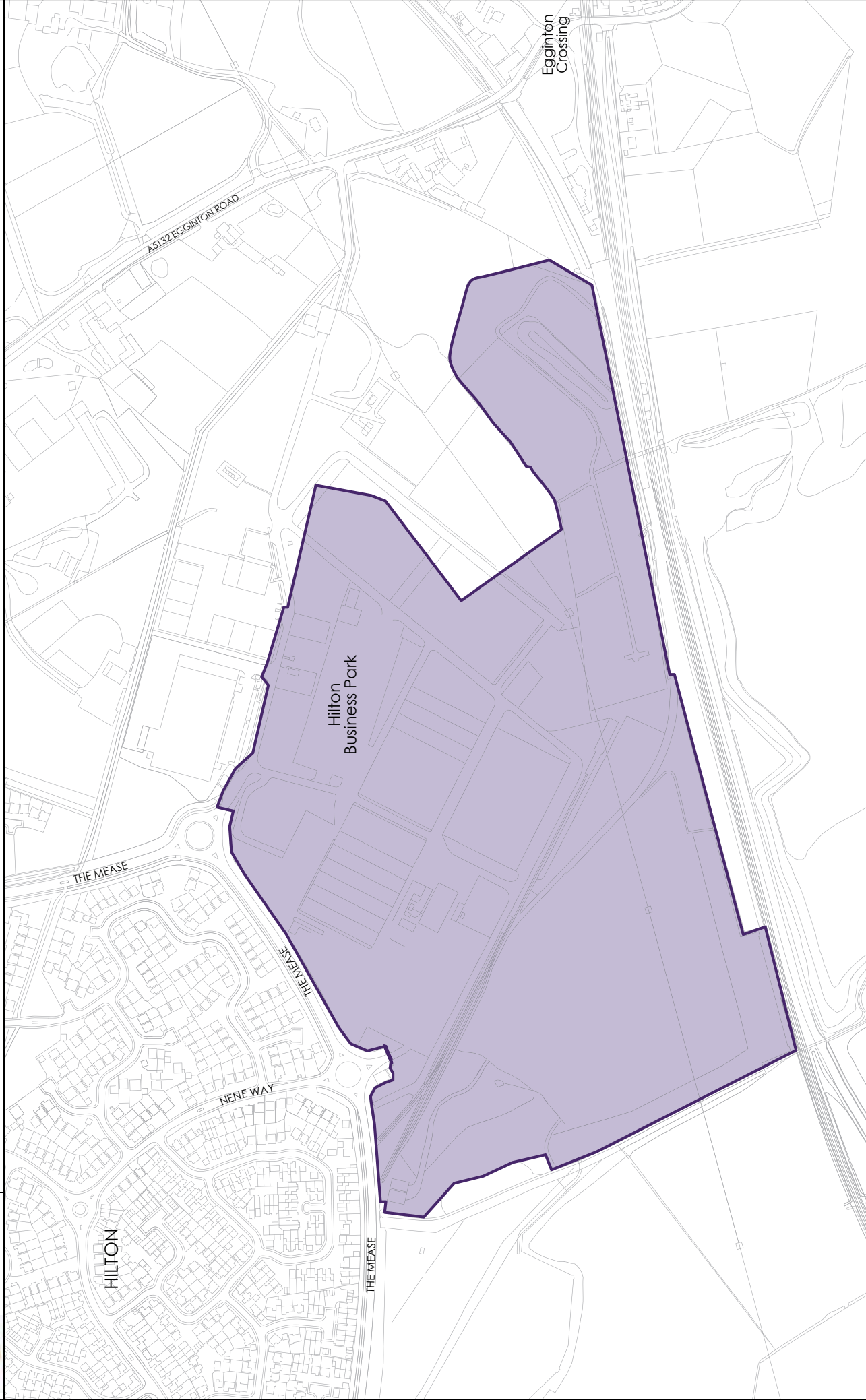
B The Council will require the below listed site specifics and accordance with other Local Plan policies:

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

existing networks;

- v) Development proposals will need to be supported by an appropriate Flood Risk Assessment;**
- vi) Retain existing woodland and deliver additional planting and habitat creation to screen the site from the south and west, with these areas being opened up for public access wherever possible;**
- vii) Development should reflect the location of Egginton Junction Gravel Pit County Wildlife Site and should, where possible enhance nature conservation interests of that site;**
- viii) The opening up of an existing culvert through the site and the creation of appropriate easements along watercourses on the site, free of built development.**
- ix) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**

Housing Policy 7: Land at Hilton Depot, Hilton



Policy H8: Former Aston Hall Hospital, Aston on Trent

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

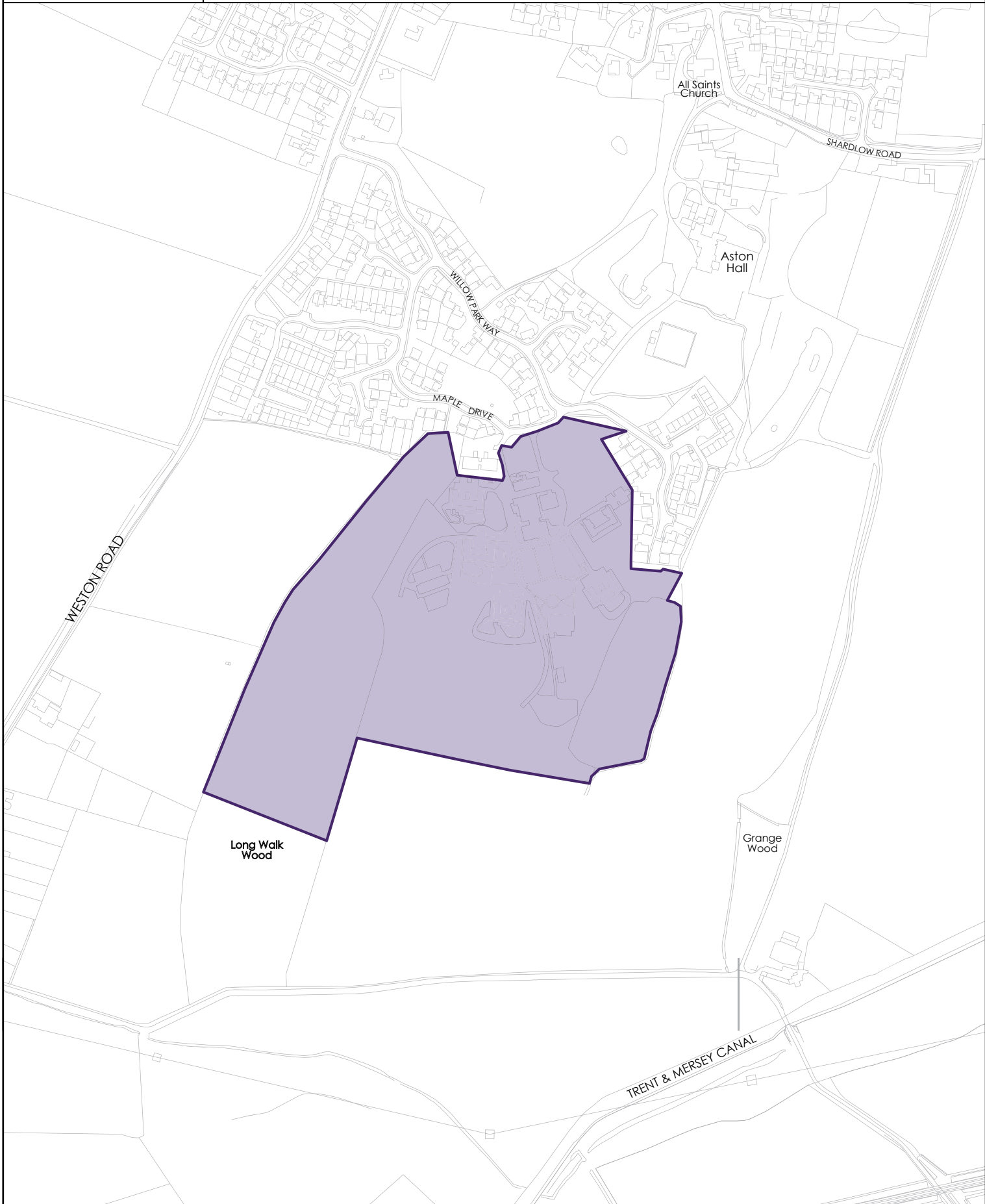
POLICY:

- A Residential development on Land at the Former Aston Hall Hospital, Aston for around 74 dwellings.**
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:**
- i) The development will embrace high quality design standards to reflect the character of Aston on Trent and the surrounding landscape;**
 - ii) Existing woodland areas along the north east and west of the site will be retained, enhanced and appropriate public access provided;**
 - iii) The development shall not adversely local townscape;**
 - iv) Consideration of improvements to community facilities for Aston on Trent;**
 - v) A green buffer and landscaping on the southern boundary of the site to help soften the housing development's impact on the surrounding rural landscape;**
 - vi) High quality pedestrian and cycle links both within the site and connecting to adjacent development;**

- vii) The development shall protect and enhance the setting of heritage assets.**
- viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**



Housing Policy 8: Former Aston Hall Hospital, Aston on Trent



Policy H9: Land at Longlands, Repton

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

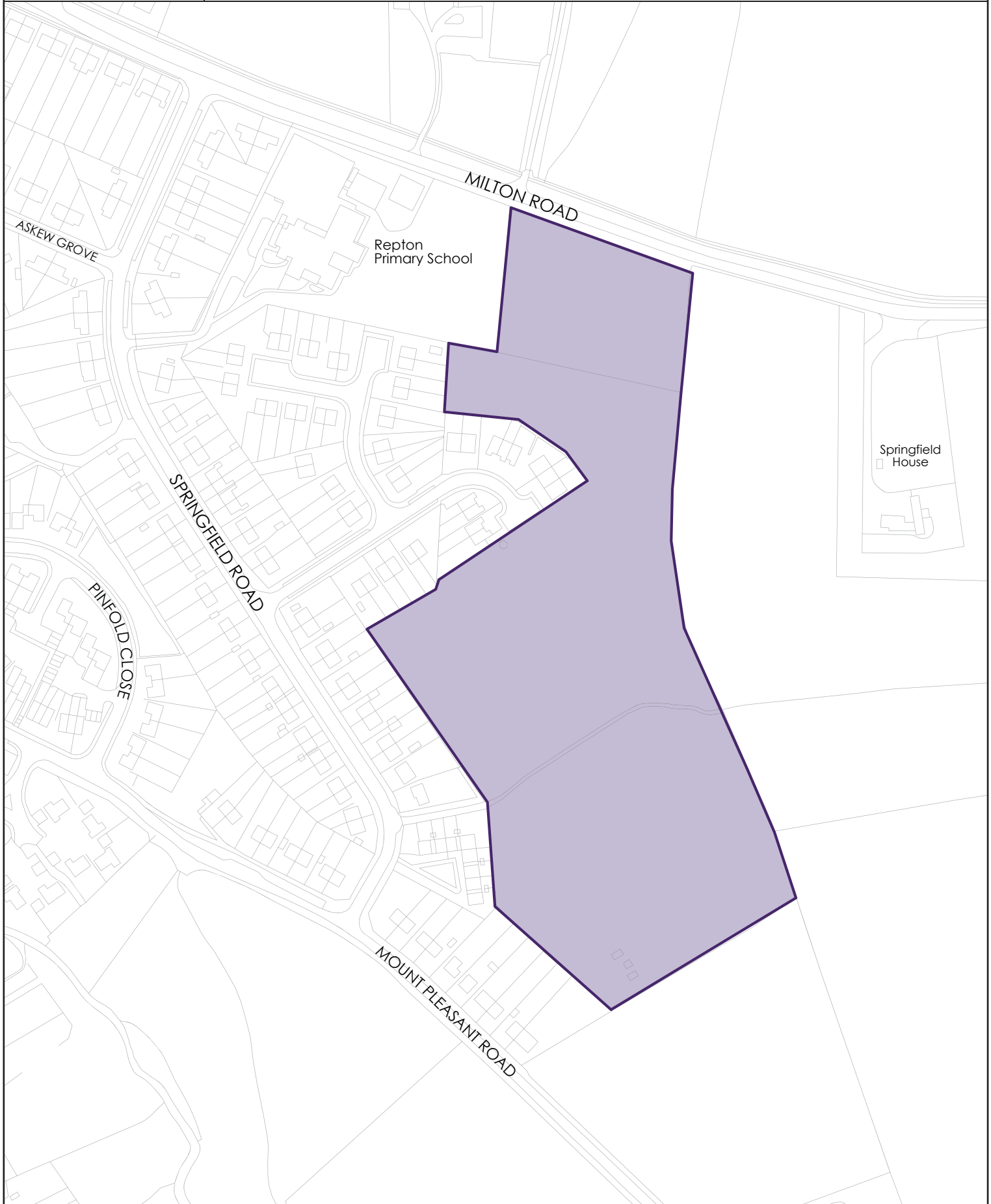
POLICY:

- A Residential development on Land at Longlands, Repton for around 124 dwellings.**
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:**
- i) The development shall reflect the historic character of the village, preserve Repton's landscape and townscape character, reflect local landform and be designed to minimise the effects on the local landscape;**
 - ii) The eastern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and improve the existing south east edge of the village;**
 - iii) Views of the church spire from the public footpath will need to be respected and preserved where possible;**
 - iv) Consideration of improvements in community facilities for Repton;**
 - v) Development of the site shall not adversely impact upon the setting of Repton Conservation Area and other designated and non designated heritage assets;**

- vi) A strategy to deal with foul and surface water associated with site development to be submitted alongside any development proposal;**
- vii) High quality pedestrian links within the site and delivery of enhanced walking connections to the site along Milton Road and the public footpath.**
- viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**



Housing Policy 9: Land at Longlands, Repton



Policy H10: Land south of Willington Road, Etwall

5.48 Land to the south of Willington Road, lies to the south east of Etwall village and currently comprises agricultural fields. The site is adjacent to the built up area of Etwall and will be contained by Willington Road to the northeast of the site and by residential development to the west of the site. Etwall Village provides a range of services and facilities, including John Port Secondary School.

5.49 Land south of Willington Road will be accessed from Willington Road.

POLICY:

A Residential development on land at Willington Road, Etwall for around 199 dwellings.

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

- i) That the development shall not adversely affect the setting of Etwall Lodge;**
- ii) High quality pedestrian connections will be made from the site into the village of Etwall.**
- iii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.**



Housing Policy 10: Land south of Willington Road, Etwall

