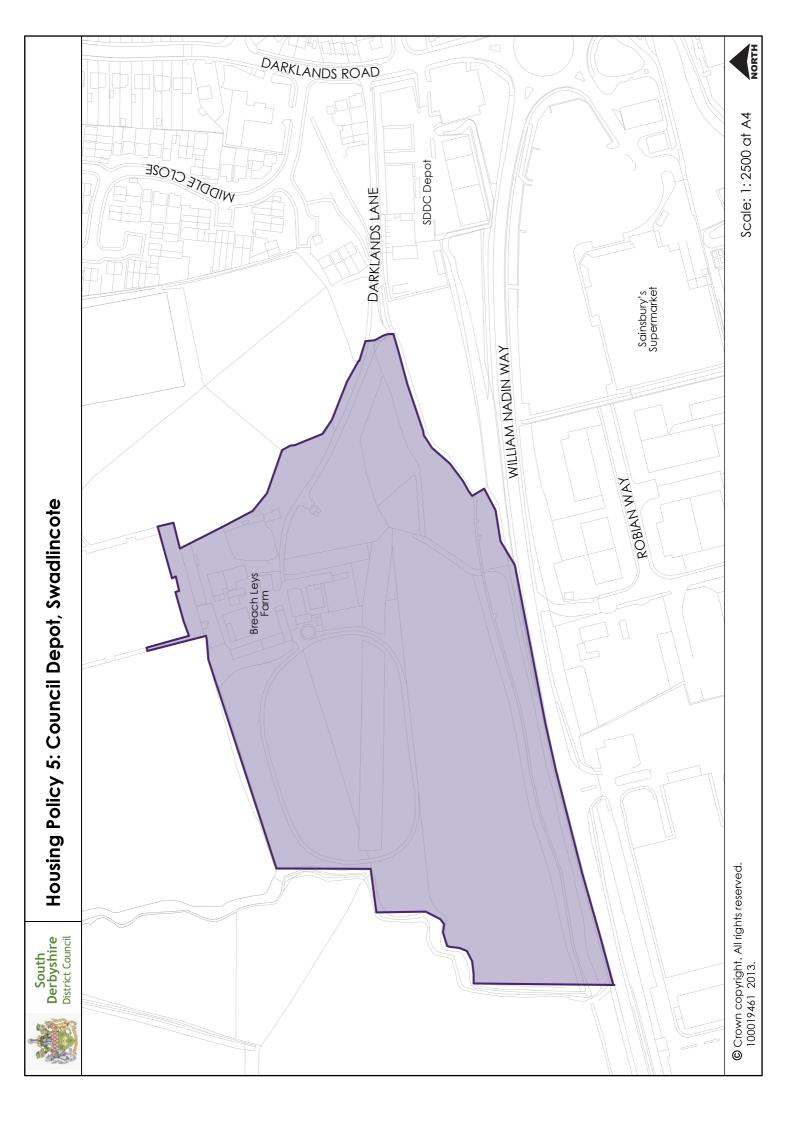


Policy H5: Council Depot

5.342 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.

- MM28 A Residential development on land at the Council Depot for around 165 158 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.



Policy H6: Drakelow Park

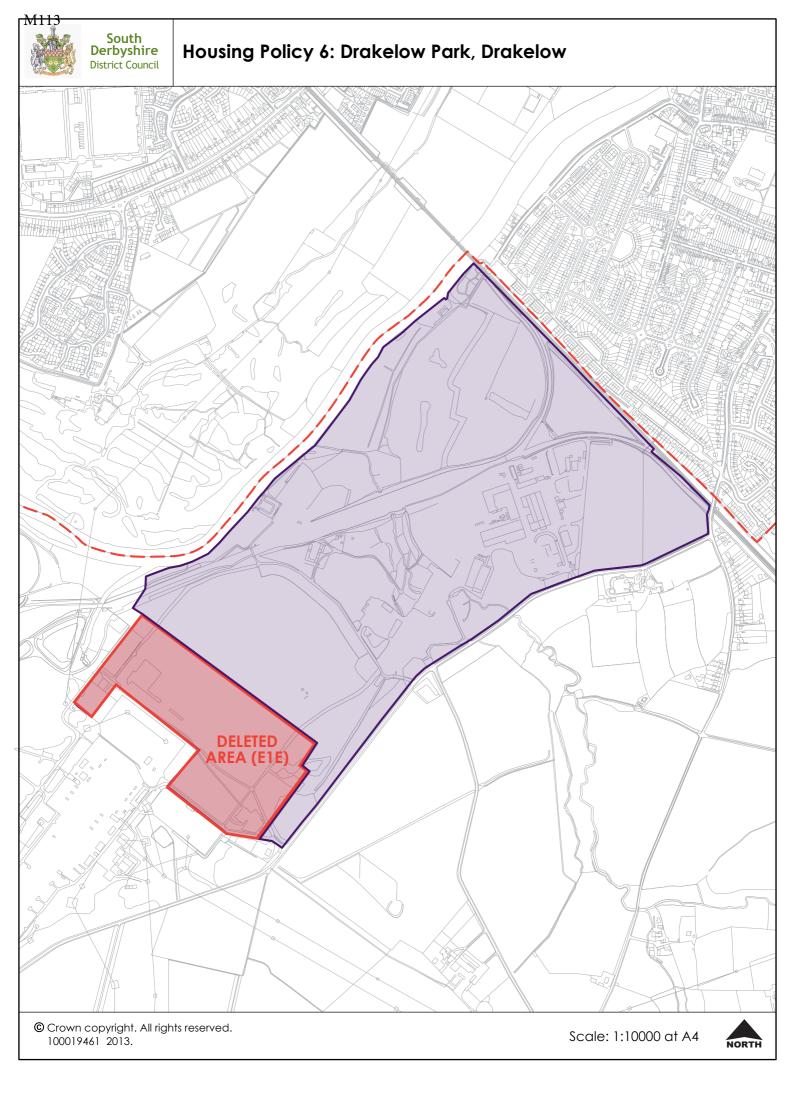
- 5.3<u>5</u>3Drakelow Park, at the site of the former Drakelow Power Stations (A and B), is predominantly brownfield land which is to the south west of Burton on Trent in East Staffordshire and is approximately 3km away from Burton on Trent.
- M42 5.364 The site relates well to the existing urban area of Burton <u>up</u>on Trent. The development will be phased and it is crucial that a comprehensive approach <u>the</u> to delivery of the site is undertaken to ensure that infrastructure is delivered at the right time.

POLICY:

- A Residential development on land at Drakelow Park, Drakelow for up to 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;
- M43

MM29

- iv) The provision of one or two local retail centres commensurate with the size of <u>the</u> development to provide for <u>the</u> 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.

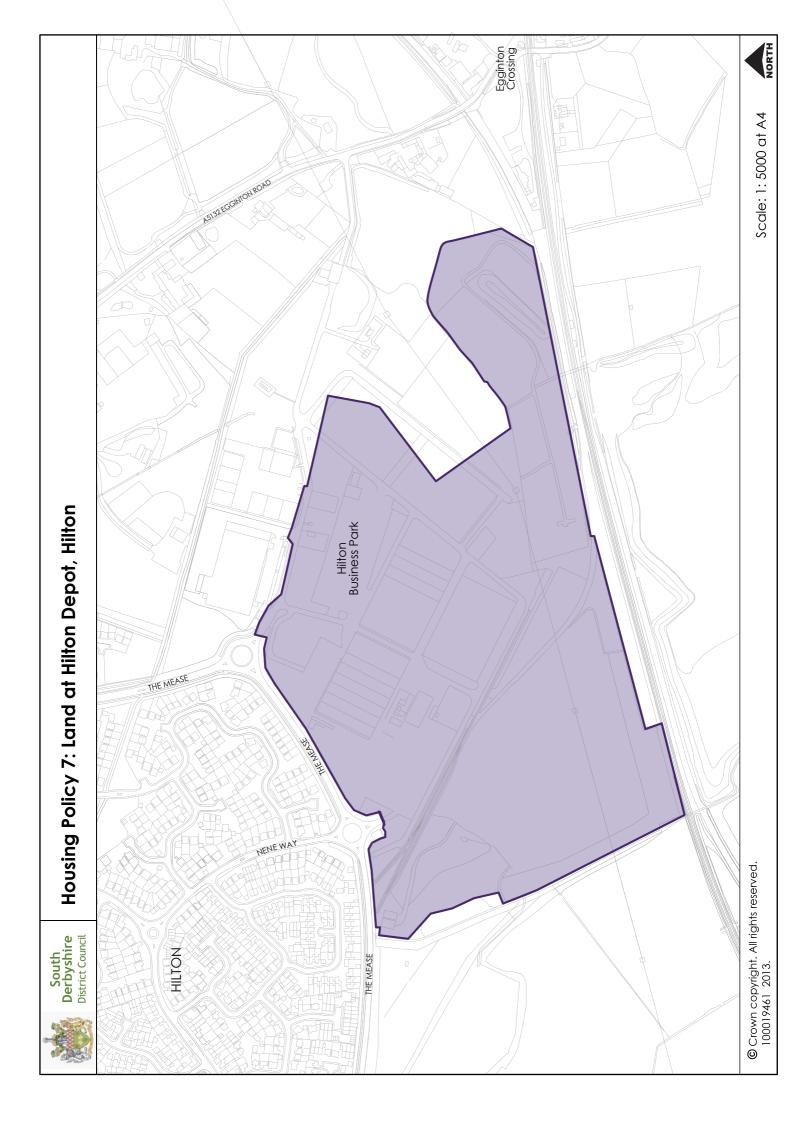


Policy H7: Land at Hilton Depot, Hilton

- 5.375Land 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.
- 5.384 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.
- M44 5.397 The site is predominantly used as an employment site for storage purposes and was allocated in the adopted Local Plan (1998) for industrial and businesses use redevelopment. The buildings on the site are beyond their expected life span having been built when the site was used for Ministry of Defence purposes. The nature of the buildings means that there is a low density of employment provision. This site offers an opportunity to provide for a suitably located new primary school and also create additional jobs within Hilton for new and existing residents.
- M45 5.4038 Parts of the site currently lies within areas at <u>a</u> 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.

MM30	Α	Residentio <u>485_</u> 375 d	al development on land at Hilton Depot, Hilton for around wellings.
	В		cil will require the below listed site specifics and nce with other Local Plan policies:
MM30		i)	The provision of a two form entry p rimary school on site to address the capacity issues of <u>current</u> 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;	M46
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;	M46
viii)	The opening up of an existing culvert through the site and the creation of appropriate easements An appropriate easement along watercourses on the site, free of built development.	MM30
<u>ix)</u>	Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.	MM30



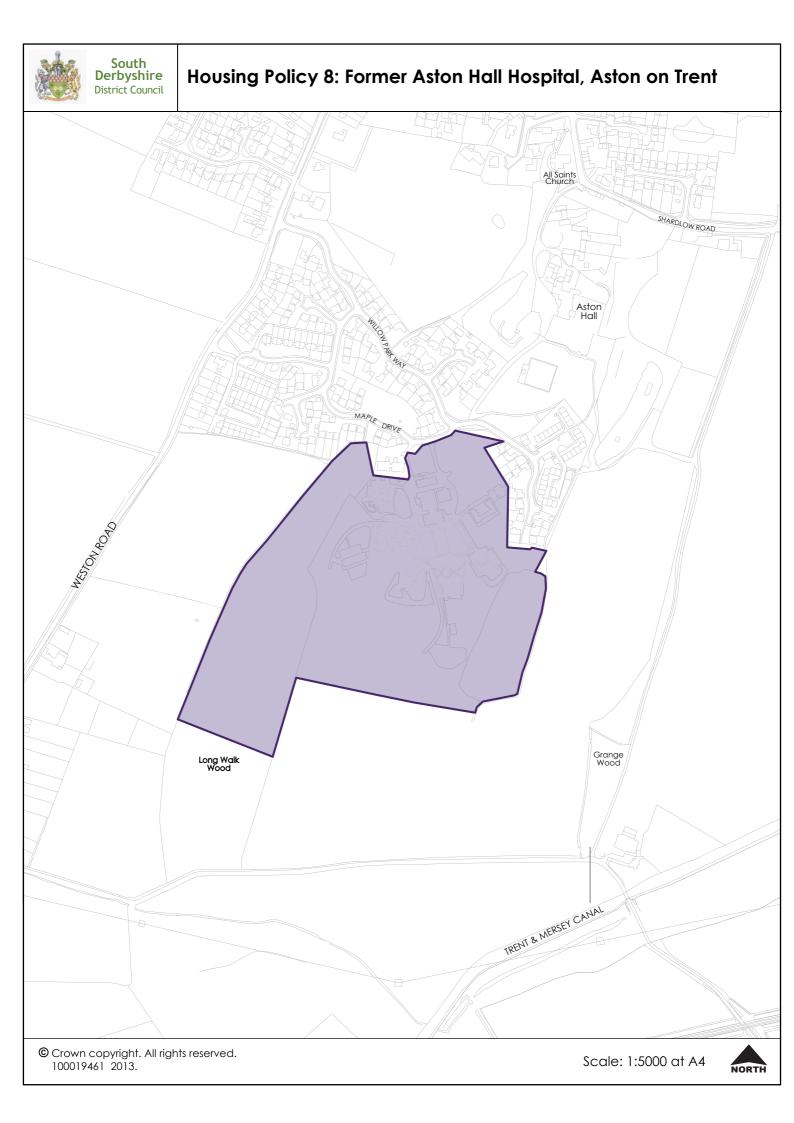
Policy H8: Former Aston Hall Hospital, Aston on Trent

- 5.<u>41</u>39Land 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.
- 5.429The site is contained by existing residential development on the north of the site and woodland to the east and west of the site.
- 5.43 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. Carful Careful design of the site will ensure that housing development reflects the character of the Aston on Trent, the surrounding landscape and any potential impact on the County Wildlife site.
- 5.442Housing 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, MM31 Aston for around <u>74</u>100-dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
 - The development will embrace high quality design standards to reflect the character of Aston on Trent and the surrounding landscape;
 - 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;
 - 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:

MM3	1 <u>vii) The development shall protect and enhance the setting of</u> <u>heritage assets.</u>
	viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.

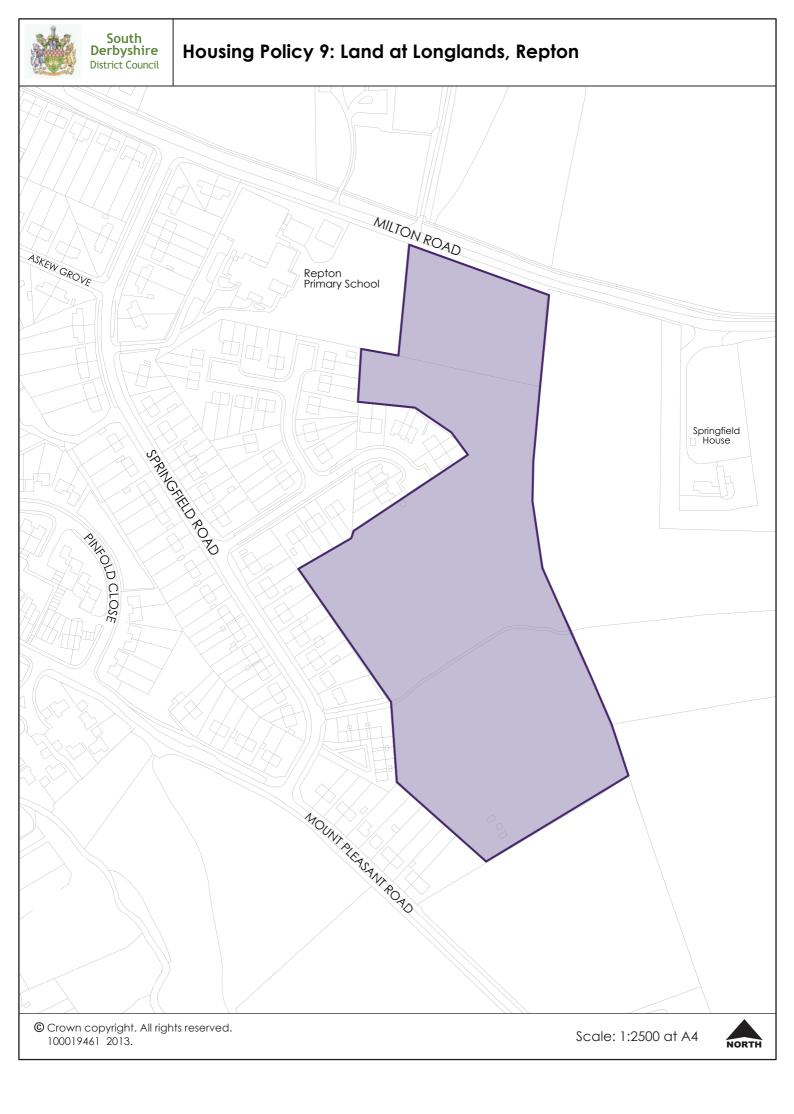


Policy H9: Land at Longlands, Repton

- 5.4<u>5</u>3Land 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.
- M49 5.4<u>6</u>4Repton is rural in nature and rich in character. There is archaeological potential and a pillbox <u>(non-designated heritage asset)</u> on the site. There are no <u>designated</u> 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.
 - 5.475The site could be accessed from Mount Pleasant Road and/or Longlands and/or Milton Road.
 - 5.486 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.

- MM32 A Residential development on Land at Longlands, Repton for around 100 124 dwellings.
 - B The Council will require the below listed site specifics and accordance with other Local Plan policies:
 - 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.	
<u>viii)</u>	Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.	MM32

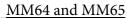


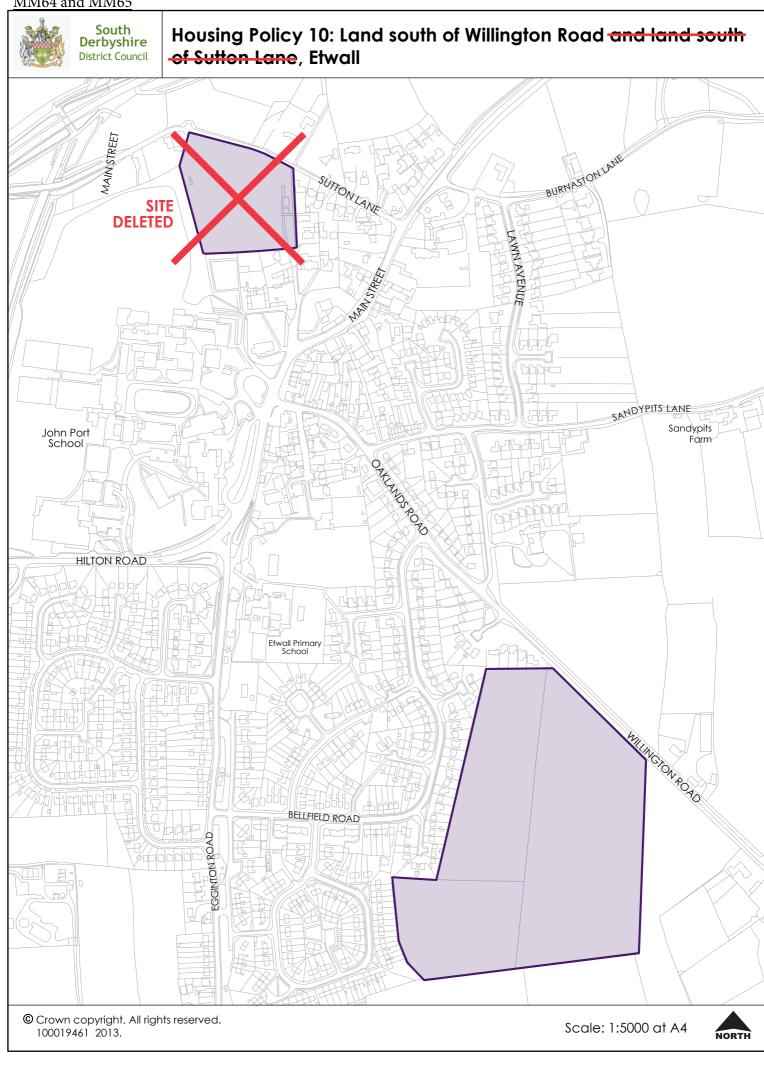
Policy H10: Land south of Willington Road and land south MM33 of Sutton Lane, Etwall

- 5.4<u>9</u>7Land to the south of Willington Road, lies to the south east of Etwall village and currently comprises agricultural fields. The site is adjacent to the built up area of Etwall and will be contained by Willington Road to the northeast of the site and by residential development to the west of the site. A separate site on Sutton Lane lies to the north of Etwall village and is currently in use as a cricket ground and includes a pavilion. The two sites together make up Policy H10. Etwall Village provides a range of services and facilities, including John Port Secondary School.
- 5.5048Land south of Willington Road will be accessed from Willington Road. MM35
- 5.49 Together these sites offer the opportunity to provide better facilities and improve existing facilities in the village.

POLICY:			
Α	· · · · · · · · · · · · · · · · · · ·	nent on land at Willington Road and land at r around 114–<u>199</u>dwellings <mark>in total.</mark>	MM36
В	· · · · · · · · · · · · · · · · · · ·	ire the below listed site specifics and er Local Plan policies:	
	i) For land a	Willington Road:	
	a)	Provision of a replacement cricket pitch and pavilion, which should be an improvement in relation to the existing pitch and pavilion;	
	b) <u>i)</u>	That the development shall not adversely affect the setting of Etwall Lodge;	
	c) <u>ii)</u>	High quality pedestrian connections will be made from the site into the village of Etwall.	
	<u>iii)</u>	Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.	
	ii) For land a	Sutton Lane:	
	a)	Land is provided for the extension of Etwall cemetery; the present cemetery is at capacity and needs to expand;	

MM3 <mark>6</mark>	b) The character and setting of the Conservation Area and adjacent listed buildings shall be preserved;
	c) The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and create a new village edge;
	d) High quality pedestrian links will be enhanced between the site and the village centre and between the site and the cemetery;
	e) The existing hedgerow to be retained as far as- is possible.





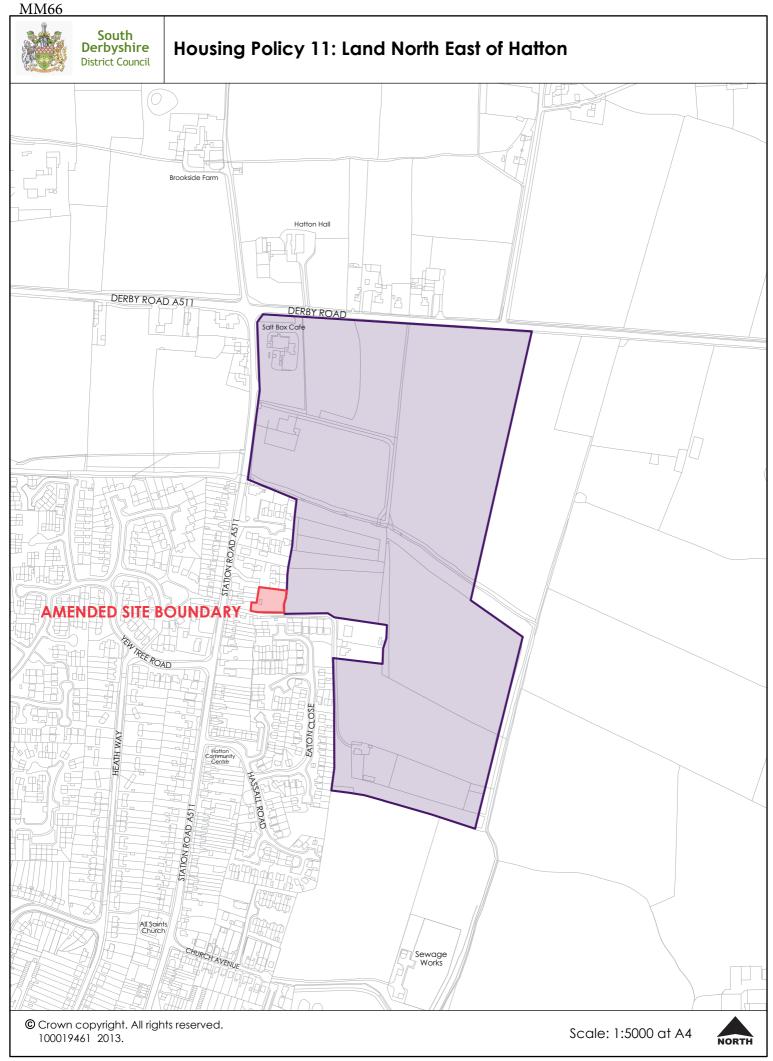
Policy H11: Land north east of Hatton

- 5.5<u>1</u>OThe site lies to the north east of Hatton. The site is well related to the existing development at Hatton. The A511 runs along the northern boundary of the site which accesses the A50 to the west, and residential development and the Salt Box Café lies along the western boundary of the site. The eastern boundary is open countryside with trees dotted along the boundary.
- 5.52 Hatton provides a range of services and facilities, including a train station. However, the nearest doctor's surgery is located at Tutbury, which lies within East Staffordshire. A development of this size will require the provision of additional services and facilities alongside existing, to cater for the housing development and increase the sustainability of the location.
- 5.5<u>3</u>2The site currently lies within Flood Zone 3 which is classed as being at high risk of flooding although works around Scropton, Hatton and Egginton will redefine the actual flood risk locally. Development of the site would also assist in maintaining the flood defences at Hatton.

M50 5.5<u>4</u>3 The site will be accessed off Derby Road and/or through the existing Salt Box Café access from Station Road. The site will be accessed from Derby Road and /or appropriate access off Station Road. However development of a new access to serve the manufacturing site to the south will provide a wider community benefit by removing some of the HGV traffic on Station Road.

- A Residential development on land north east of Hatton for around 400 dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
 - Retention of the existing trees on the eastern boundary of the site and landscaping to help soften the housing development on the surrounding landscape;
 - ii) The provision of high quality pedestrian and cycle links both within the site and connecting to established adjacent development to the south of the site;
 - Consider additional retail provision on site, to help meet the needs of the site and provide further retail facilities for Hatton;
 - iv) Developer contributions will be made to maintain the flood

		-
	alleviation works at the lower River Dove Catchment Area;	
v)	The provision of a doctor's surgery in Hatton will be considered;	
vi)	Consideration will be given to the provision of combined access to the site and to a large manufacturing plant within Hatton; Ensure the provision of a combined access to the site and to a large manufacturing plant and nearby sewage treatment works. New road infrastructure should be designed to reflect and protect the amenity of existing and proposed residential properties;	M51
vii)	Developer contributions will be made towards the extension to Heathfields Primary School, Hatton to help address capacity issues at the school;	
viii)	An appropriate easement along watercourses on site that is free from built development;	
ix)	Consideration of Protection of heritage assets in the area.	M5:
<u>x)</u>	Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.	ММ

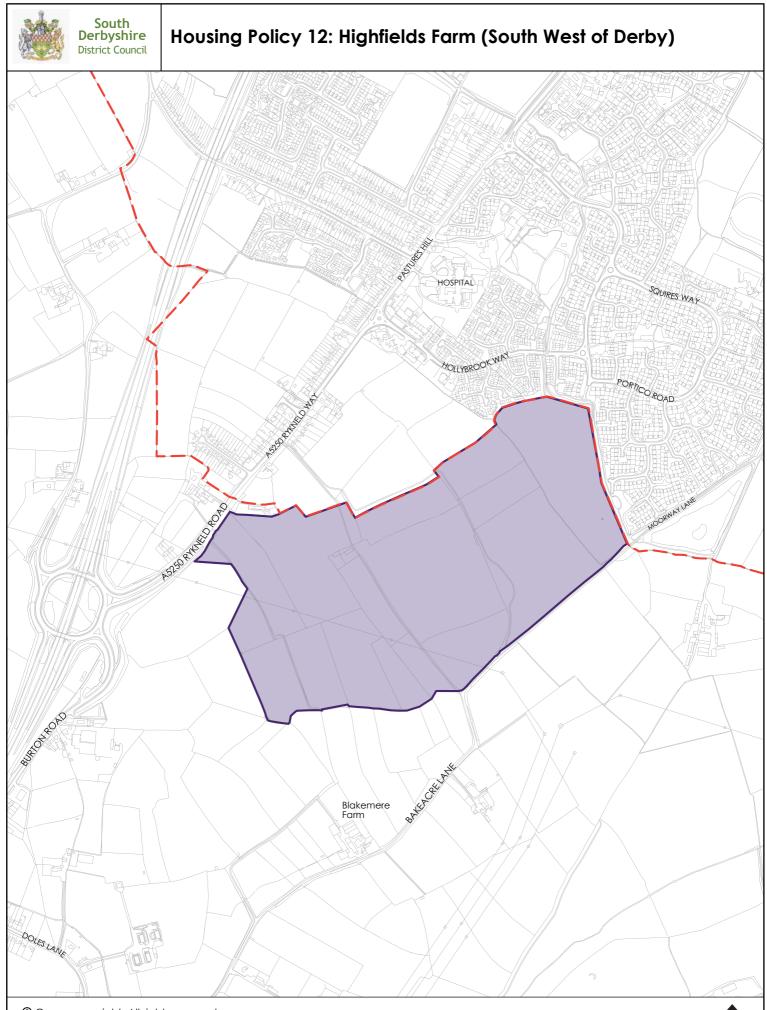


Policy H12: Highfields Farm

- 5.5<u>5</u>4Highfields Farm is on the western edge of Littleover in South Derbyshire. The site is to the north east of the A38 junction with Rykneld Road/Staker Lane and lies to the north of Findern. The site abuts the A5250/Rykneld Road that provides access to the City Centre, Burton on Trent and the A50.
- 5.5<u>6</u>5At the time of publication of this Draft Local Plan, the site had planning permission for up to 1,200 dwellings.

POLICY:

- A Residential development on land at Highfields Farm for up to 1,200 1,041 dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
 - i) The provision of a single form entry primary school on site;
 - The provision of a local centre commensurate with the size of the development to provide for day to day needs of the wider neighbourhood. The local centre should be the focal point within the development;
 - iii) The provision of a community centre;
 - iv) High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing and proposed residential development shall be provided;
 - v) The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the landscape;
 - vi) Consideration should be given to Phase 2 of the South Derby Integrated Transport Link Road;
 - vii) Developer contributions to be made toward improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;
 - viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.





Policy H13: Boulton Moor (South East of Derby)

- 5.576Land at Boulton Moor is a cross boundary location which will provide a sustainable urban extension to Derby City and consists of four sites. The sites lie on the south east edge of the built up area of Derby, to the east of Chellaston and south of Alvaston, extending south and east to the A50/A6 spur road.
- 5.587Land at Boulton Moor is capable of delivering strategic levels of growth due to its excellent transport links to the wider strategic road network and its location to employment opportunities.
- 5.5<u>9</u>8Land at Boulton Moor will provide 2,750 dwellings over the lifetime of the <u>pPlan</u>. There will be 1,058 dwellings located at Boulton Moor Phase 1 (this was granted planning permission through the Conjoined <u>El</u>nquiry in 2008) and 700 and 190 dwellings at Boulton Moor Phase 2 and Boulton Moor Phase 3 <u>respectively</u>, all within South Derbyshire's administrative boundary. Also within the area is a suggested allocation of 800 dwellings located to the south of Field Lane within Derby City.
- 5.<u>60</u> 59As previously stated, Boulton Moor Phase 1 was granted planning permission in 2008. When consented, consideration was given to the infrastructure requirements of phases 1 and 2. Due to the addition of Boulton Moor Phase 3 and Snelsmoor Grange within in Derby City (an additional 990 dwellings), it is important that infrastructure and mitigation packages are reviewed and optimised as appropriate, in light of the larger scale urban expansion now being proposed.
- 5.6<u>1</u>OThis cross boundary site will be a phased development. It is crucial that a comprehensive approach to the delivery of the site is undertaken to ensure that the infrastructure is delivered at the right time. The site offers the opportunity to provide new infrastructure due to its critical mass.

POLICY:

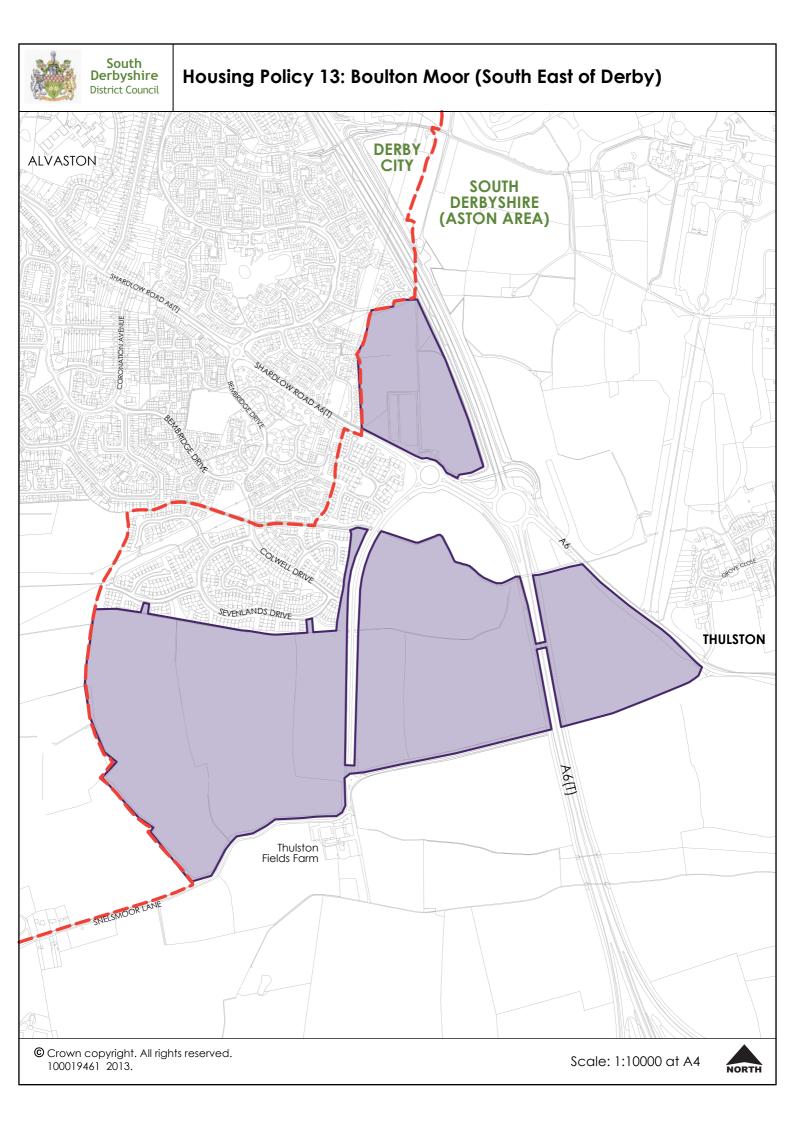
- A Residential development on Land at Boulton Moor will provide for around 1,950 dwellings within South Derbyshire and 800 new homes within the Derby City administrative boundary.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
 - i) That South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

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

small/medium sized supermarket complemented by a

range of smaller units providing for day to day needs of the wider neighbourhood;

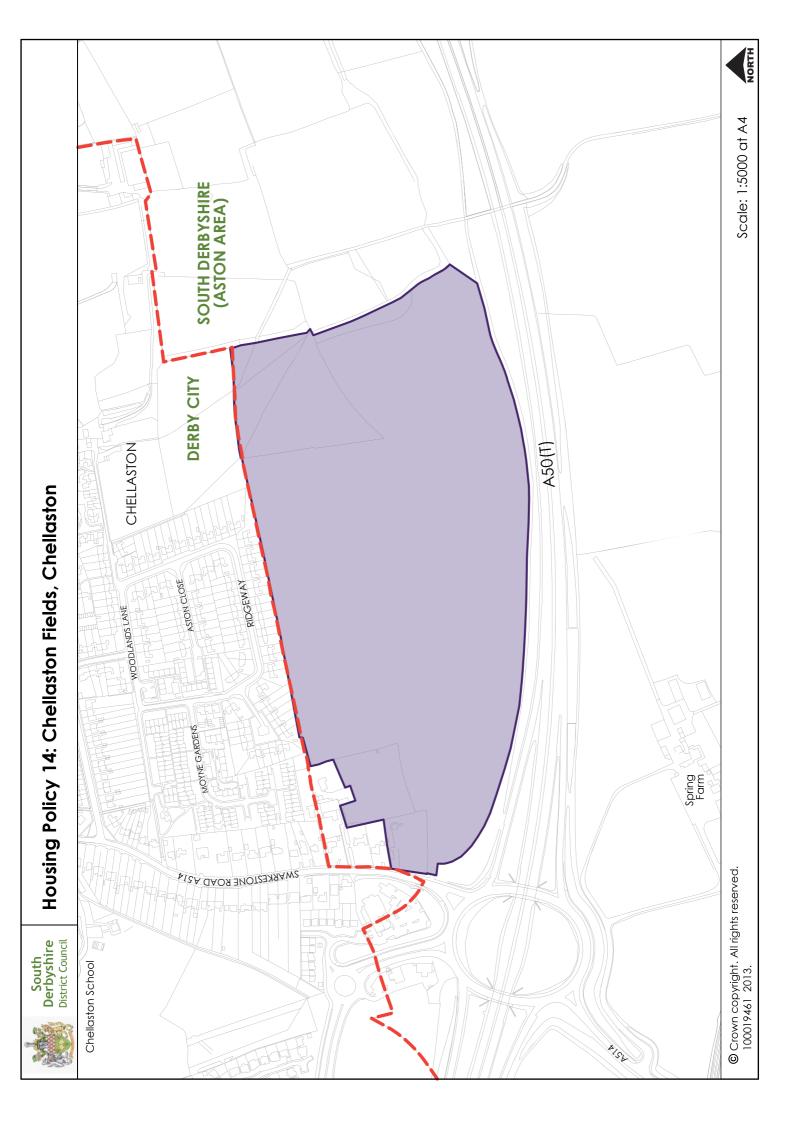
- xiv) The scale of the anchor store will <u>be</u> commensurate with the needs of the new community, the level of growth anticipated and the need to maintain the vitality and viability of other centres. The location of the centre should be the focal point at the heart of the new community;
- xv) The provision of <u>a</u> two form entry primary school to cover phases 1 and 2, with separate primary provision to serve the site in Derby;
- xvi) The urban extension as a whole shall not adversely impact upon protect and enhance the setting of nearby Elvaston Historic Registered Park and Garden (including its settlement), and other heritage assets and will contribute towards softening the settlement edge around Boulton Moor;
- xvii) Any built development to the east of the A6 and west of the B5010 shall be in accordance with Green Belt Policy;
- xviii) Developer contributions to be made toward improvements to the A50/A514 and A50/A38 junctions In order to safeguard the operation of the Strategic Road Network.-an assessment of the impact of development traffic will be carried out and developer contributions will be sought.



Policy H14: Chellaston Fields, Chellaston

- 5.62 The site lies to the southern edge of the built up area of Chellaston which is within Derby City's administrative boundary. Chellaston Fields represents a greenfield extension to Chellaston and is bounded by the A50 to the south and residential development to the north.
- 5.6<u>3</u>2The site relates well to the existing urban area of Derby and will form a sustainable urban extension.

- A Residential development on Land at Chellaston Fields will provide for around 500 dwellings within South Derbyshire.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
 - i) High quality pedestrian and cycle routes shall be provided within the site and opportunities for links between the site and existing residential development and future employment areas shall be provided;
 - ii) Consideration should be given to some retail development on the site that is commensurate to the size of development and surrounding area, but does not affect the viability and vitality of existing retail in the area;
 - Developer contributions <u>are</u> to be made toward improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;
 - iv) <u>The development shall protect and enhance the setting of</u> MM39 <u>heritage assets</u>



Policy H15: Wragley Way (South of Derby)

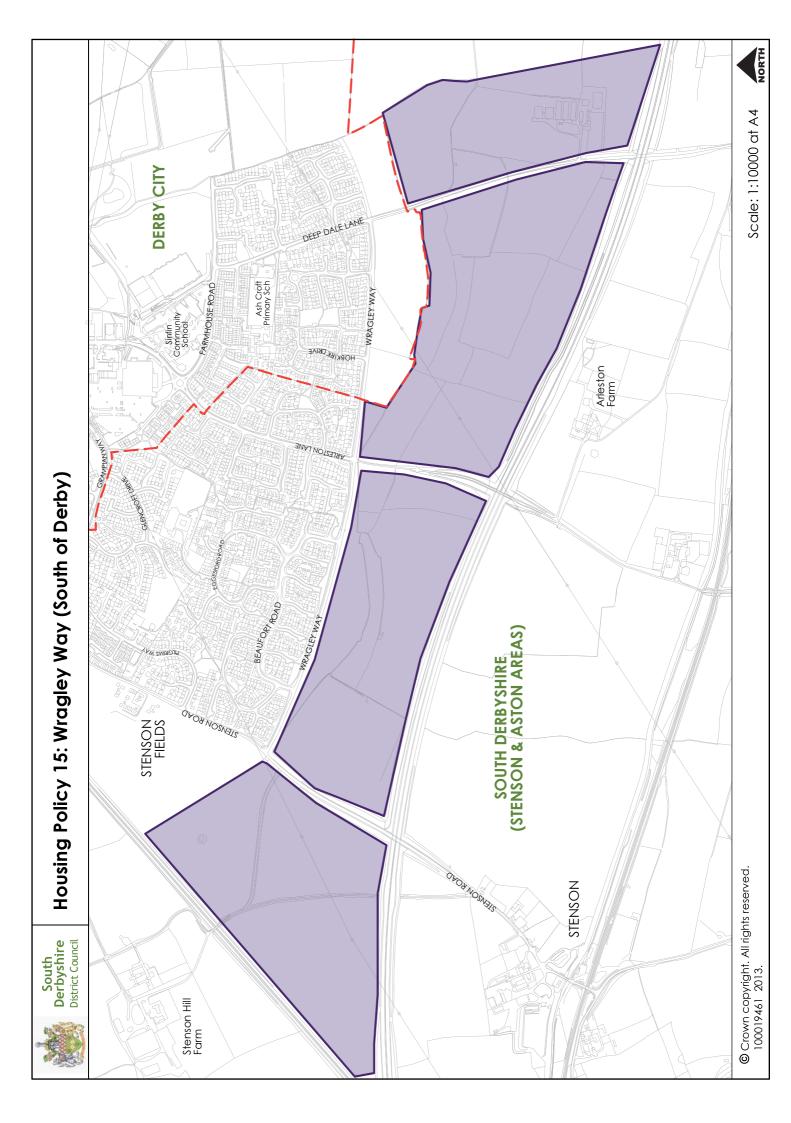
- 5.643Land at Wragley Way is a cross boundary location. The majority of the site is within South Derbyshire with a part at the eastern end of the site within Derby City. The site will provide a sustainable urban extension to Derby City.
- 5.6<u>5</u>4The sites lie<u>s</u> on the southern edge of the built up area of Derby, extending southwards from the Stenson Fields estate to the A50. The Derby to Birmingham railway line runs to the west of the site with Sinfin Moor to the east.
- 5.665Land at Wragley Way is expected to provide around 1,300 dwellings over the lifetime of the Plan. Though the whole site offers a further 700 dwellings when the site is completed. The part within the City will deliver around 180 dwellings.
- 5.6<u>7</u>6The site is in a good location in relation to access to services and facilities, with close proximity to public transport and the Sinfin District Centre.
- 5.6877 This cross boundary site will be a phased development. It is crucial that a comprehensive approach to the delivery of the site is undertaken to ensure that infrastructure is delivered at the appropriate time for the sustainability of the site to be met.

POLICY:

- A Residential development on Land at Wragley Way will provide for around 1,950 dwellings within South Derbyshire.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
 - New highway infrastructure to mitigate the transport impact on the local and strategic road networks of the whole site. This will include the provision of and/or contributions to the construction of the South Derby Integrated Transport link;
 - Developer contributions <u>are</u> to be made toward<u>s</u> improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;
 - Any development should not prejudice the construction of a potential junction connecting the site to the A50, which may potentially be needed following the completion of the South Derby Integrated Transport Link;

iv)	The provision of sufficient new primary school provision on site for the development as a whole;
v)	High quality pedestrian and cycle links should be provided across the site and to the nearby residential, retail , and employment developments and <u>together with</u> recreational areas;
vi)	The number of homes to be occupied before completion of the South Derby Integrated Transport Link shall be agreed with the Council;
vii)	A new on-site local shopping centre shall be provided which should be commensurate in size to the needs of the community, taking into account the surrounding retail provision available. The location of the centre should be the focal point at the heart of the new community;
viii)	The east, south and west of the site will require a green buffer and landscaping from the railway line and the A50 and enhancements to a defensible boundary along Sinfin Moor;
ix)	Improvements to existing green infrastructure shall be made, along with the provision of new green infrastructure

on site.



Policy H16: Primula Way, Sunny Hill

- 5.698This site lies to the south west of Derby City adjacent to existing residential development on Derby City's boundary at Sunny Hill. The site is bordered to the east by the railway line, residential development to the north and open countryside to the south.
- 5.7069 Access to the site is in Derby City through an existing residential area which limits the amount of growth that can occur.

POLICY:

- A Residential development at Primula Way, Sunny Hill for around 500 dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
 - The south and west boundary of the site will require a green buffer and landscaping, to help soften the housing development against the rural landscape and create a new defensible boundary;
 - ii) An a<u>A</u>ppropriate sound attenuation/noise mitigation from the railway line to the east of the site shall be provided.
 - iii) The development should have high quality pedestrian connections into the existing residential areas within Derby City;
 - iv) Developer contributions <u>are</u> to be made toward<u>s</u> improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.