

Housing Policy Evidence Paper

Introduction

In the survey to understand the residents desire for further housing development in Hilton, there was an overwhelming response for no more houses. The survey recognised the need to support the SDDC Local Plan and to be compliant with the NPPF, hence the draft Neighbourhood Plan is advocating only limited house building from 2028 to 2035, which will support the needs of area. This policy has been overwhelming endorsed by the residents.

The background to this feeling is laid out in this paper and whilst the average resident has not undertaken this degree of research, there is an instinctive belief that the rate of growth of Hilton has been excessive, resulting in an 'amenity deficit' as well as traffic issues.

This paper puts the facts behind the belief.

History

During the Second World War, a large tract of land was requisitioned by the Government to be used as an Army base. After the end of the war, the base was retained and in due course became an MoD storage facility.

In 1989, the MoD decided that it no longer needed the facility. It was a prime site for housing development as well for some light industry and was acquired by St Modwen in 1992.

At the time, the Parish Council and the residents, generally, went along with the plan as it appeared the best option for such a large brown field site. A long-term plan was drawn up for the site to be developed in phases.

Site Development

It is not clear how closely the development has followed the original vision, but what is clear is that with the advent of two recessions, the delivery of the final phase of the plan has been delayed and is yet to be started.

Issues that influenced the development were education, transport links and the rural setting of the village.

The local primary school had and still has a very good reputation and the local Secondary School in nearby Etwall also enjoyed a good reputation for most of this period.

The immediate access to the A50 and its connections to the A38, M1 and M6 were very attractive to commuters.

What is clear is that the overall outcome of the site is that the vast majority of the development has been aimed at larger family sized houses which has in turn fuelled a commuter, dormitory character to Hilton.

Bedrooms	Hilton		South Derbyshire	
	Number	%	Number	%
All categories: Number of bedrooms	3028		38992	
No bedrooms	4	0%	49	0%
1 bedroom	159	5%	2022	5%
2 bedrooms	666	22%	10073	26%
3 bedrooms	1109	37%	17413	45%
4 bedrooms	967	32%	7818	20%
5 or more bedrooms	123	4%	1617	4%

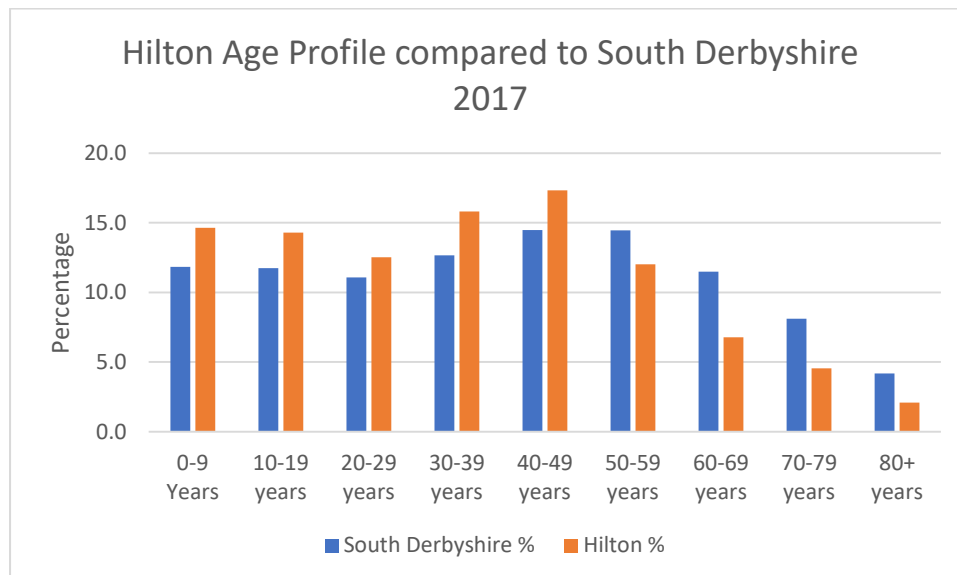
Source: ONS 2011 (QS411EW), AECOM Calculations

Demographics

The result of these influences can be seen in the following statistics.

Between 2001 and 2017, the population of Hilton grew by 114% from 3900 to an estimated 8333. The number of households increased from approximately 1400 to 3180 in the same period.

The age profile of the residents is very much skewed to the younger population, as young working families with school age children moved into the area.



The school increased in size from approximately 416 pupils in 2001 to 895 today; the largest primary school in the Derbyshire.

The employment rate is higher than the average in South Derbyshire or the country. The unemployment rate is very low and lower than the averages of South Derbyshire or the

country, resulting in high house ownership, higher than average car ownership and a very low deprivation score.

Economic category		Hilton	South Derbyshire	England
Economically active	Total	74.2%	72.5%	69.9%
	Employee: Full-time	39.4%	42.8%	13.7%
	Employee: Part-time	15.7%	14.8%	38.6%
	Self-employed	15.0%	9.2%	9.8%
	Unemployed	2.1%	3.1%	4.4%
	Full-time student	2.0%	2.6%	3.4%
Economically inactive	Total	25.8%	27.5%	30.1%
	Retired	14.2%	14.8%	13.7%
	Student	4.0%	3.6%	5.8%
	Looking after home or family	4.3%	4.0%	4.4%
	Long-term sick or disabled	1.1%	3.5%	4.1%
	Other	2.3%	1.6%	2.2%

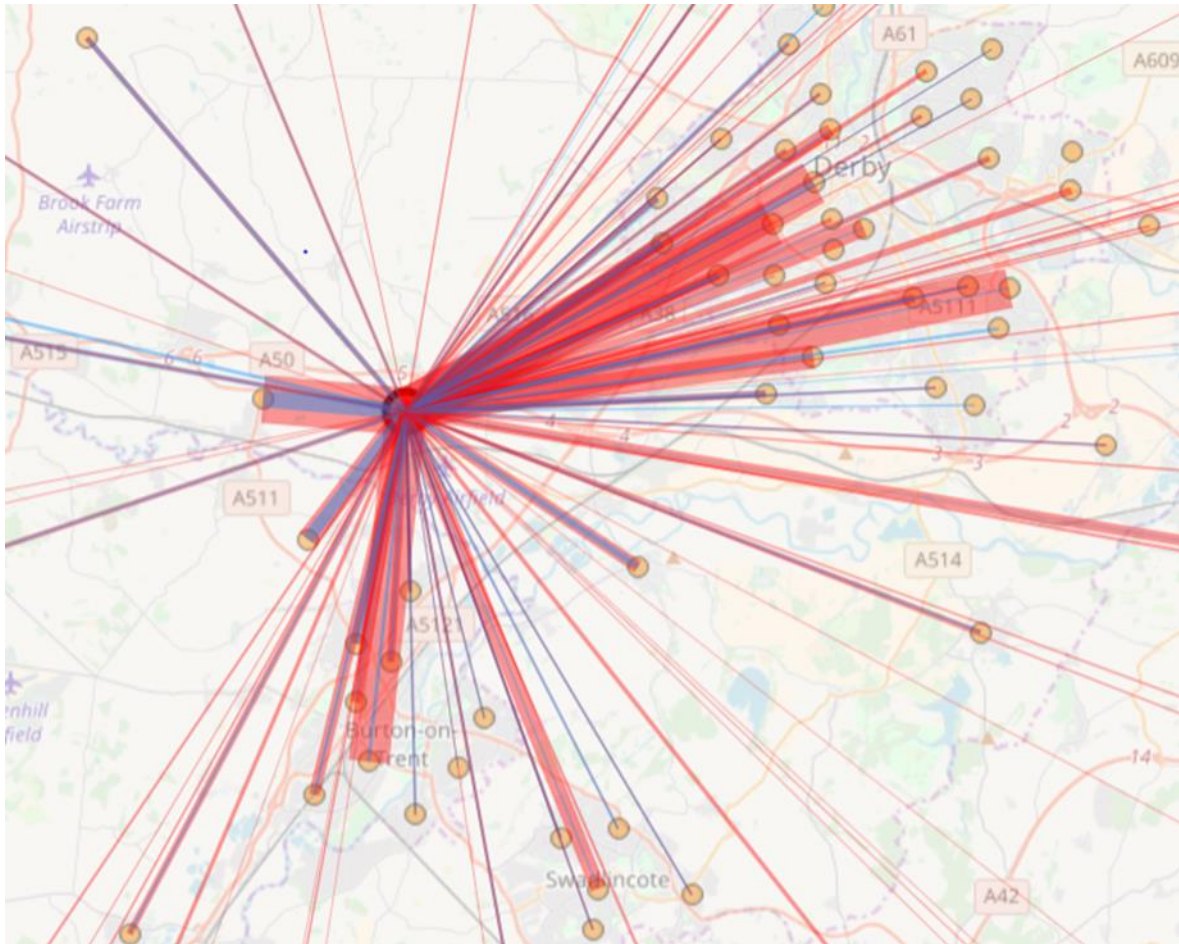
Source: ONS 2011, AECOM Calculations

Tenure	Hilton	South Derbyshire	England
Owned; total	79.3%	75.4%	63.3%
Shared ownership	0.5%	0.3%	0.8%
Social rented; total	5.5%	9.9%	17.7%
Private rented; total	14.3%	13.0%	16.8%

One outcome is that the distances that on average are travelled to work compared to the rest of the county or indeed country are very much longer.

Location of work	Hilton	South Derbyshire	England
Less than 10km	30.2%	48.4%	52.3%
10km to less than 30km	28.7%	23.9%	21.0%
30km and over	14.7%	10.4%	8.0%
Work mainly at or from home	20.5%	10.6%	10.3%
Other	5.8%	6.8%	8.5%
Average distance travelled to work	26.7km	16.4km	14.9km

Source: ONS 2011, AECOM Calculations



Impact on the community

There have been several downsides to this rapid expansion and the type of expansion.

Whilst there has been funding for the school such that it has been able to expand to more or less be able to cope with the rapid rise in pupil numbers, the same is not true for other aspects of the community.

The high car ownership has resulted in parking problems in some areas of the new development highlighted by the separate parking survey.

There is a preponderance of 4 bedroom houses and a lack of 2 bedroom houses and bungalows. In fact, only 13 bungalows have been built in Hilton as part of developments in the last 20 years.

However, the biggest outcome has been the 'amenity deficit'. The investment in amenity infrastructure has not kept pace with the growing demands of the population.

There have been some private enterprise investments in local amenities as these commercial companies see the opportunity from a larger population e.g. Aldi, Tesco, a pharmacy, an estate agent, a fish and chip shop, children's nursery.

However, a comparison with similar sized communities reveals the extent of the amenity deficit.

Town/Village	Population (estimate 2017)	Population (2001 census)	Percentage growth	Average annual percentage growth	Requested in Neighbourhood Plan Survey						Library	Museum	Swimming Pool	Petrol Station	Other
					Gymnasium	Care Home	Tea room/ café	Restaurant	Butchers	Bakers					
Market Warsop	9386	9553	-1.7	-0.11											
Eckington	7389	7460	-1.0	-0.06											
Killamarsh	9391	9415	-0.3	-0.02											
Borrowash	7332	7331	0.0	0.00											
Cotgrave	7481	7373	1.5	0.09											
Rainworth	8108	7829	3.6	0.22											
North Wingfield	9336	8967	4.1	0.25											
Raunds	8822	8275	6.6	0.40											
Breaston	7830	7300	7.3	0.44											
Broughton Astley	8950	8290	8.0	0.48											
Clowne	8129	7447	9.2	0.55											
Holbeach	8274	7247	14.2	0.83											
Rothwell	8169	7110	14.9	0.87											
Countesthorpe	7364	6393	15.2	0.89											
Sileby	9314	7460	24.9	1.40											
Irthingborough	8130	6180	31.6	1.73											
Higham Ferrers	8878	6090	45.8	2.38											
Hilton	8333	3900	113.7	4.86											

The survey of residents makes clear the desire and demand for these amenities, but they will take time to deliver.

It does not seem unreasonable, as the residents judged, that there should be a moratorium on house building whilst the amenity deficit is addressed.

The forecasts for Hilton and the rest of the Designated Area in implementing such a policy are not detrimental to either the area or South Derbyshire, as the likely result is that the potential ‘commuting’ families that would have been attracted to Hilton would instead find a home elsewhere in the near vicinity from one of the other housing developments being undertaken.

The population of Hilton is forecast to grow to 9623 by 2028 given the building of all the houses in the Local Plan (the population is forecast to only be 9146 if there were no more houses built from 2017) and then to 9891 by 2035 if no more houses are built.

The resulting population profiles clearly show that there will be a significant aging population, again supporting the residents view that a care home and more sheltered housing will be required

Hilton Population Forecast

