

YOUR Village

YOUR Voice

Hilton, Marston and Hoon Neighbourhood Development Plan

Introduction

In January 2018 we launched our project to create a Neighbourhood Development Plan for Hilton, Marston and Hoon. This was **Step 1** in our process.

In June 2018 we conducted a survey of every household in Hilton, Marston and Hoon to help us plan the future of the village. This was **Step 2**.

We wanted to find out what residents thought about housing, transport, education, leisure, the environment and business. We had an excellent response: 928 people filled in our questionnaire and returned it to us.

Since then we have analysed the results and produced a set of draft policies which we have checked with South Derbyshire District Council (SDDC). The policies need to be aligned with the Local Plan which is a document drawn up by SDDC which sets out the requirement for housing, employment, infrastructure and environment in the area until 2028. This was **Step 3**.



The Next Step

Now we would like your views on the draft policies which are set out on the following display panels. You can comment on them using our paper-based survey or online at <https://yourvillageyourvoice.org.uk/>

When we have your comments, we will produce a draft Neighbourhood Development Plan which will be submitted to the Parish Council in the middle of the year.

Once we have approval from the Parish Council and SDDC, the plan will be judged by an independent inspector and then there will be a referendum in the village to finally endorse it.

The Neighbourhood Development Plan Team

YOUR Village

YOUR Voice

Hilton, Marston and Hoon Neighbourhood Development Plan

Have your say...

Do you agree with our proposed policies? We would like to get your views on the Next Step in creating a Neighbourhood Development Plan for Hilton, Marston and Hoon.

Please let us have your comments online by filling in the questionnaire at <https://yourvillageyourvoice.org.uk/> where you can also find full details of all the policies and the background to them.

Alternatively you can let us have your comments by filling in the paper questionnaire that was distributed to every house in the area with the March edition of *Hilton and Dove Valley Life*.

You can return the questionnaire to us using the drop boxes at the following locations around the village:

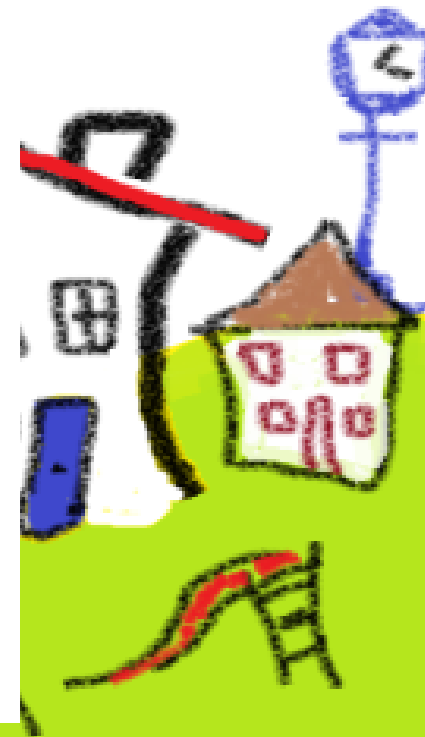
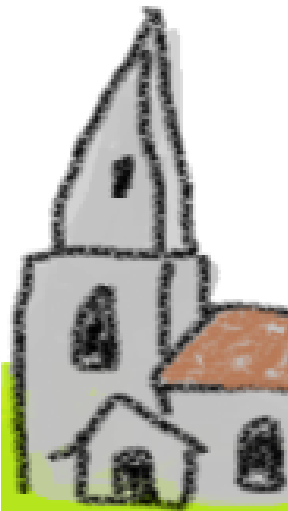
- Aldi
- Tesco
- The Post Office
- The Hilton House Hotel
- The Old Talbot
- The Village Hall
- The Mease Pavilion
- Wellbrook Medical Centre
- The King's Head
- Hilton Primary School
- The Shed at Suzie's Farm

Thank you. We look forward to hearing from you.

The Neighbourhood Development Plan Team

www.YourVillageYourVoice.org.uk

Issued by the Neighbourhood Development Plan Steering Group on behalf of Hilton Parish Council

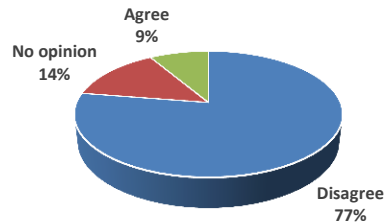


We asked you about Housing

You said you wanted:

- No further development after 2028: Planned new housing at Hilton Valley, Derby Road and the Mandarin will go ahead, but there should be no more large schemes before 2028 when the current Local Plan expires. After that there should be no more development.

Should Hilton Grow after 2028?



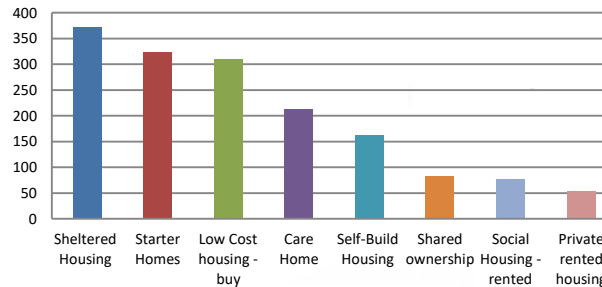
We are proposing the following policy:

Housing Delivery 2028 to 2035

No more housing developments of 5 or more houses of any description from 2028 to 2035 in the Designated Area. Infill as defined in current Local Plan still acceptable after 2028.

- Sheltered housing, a care home, low cost housing and more starter homes: These were your top priorities.
- Opportunities for self-build: Some people wanted this to be included

What would you like to see?



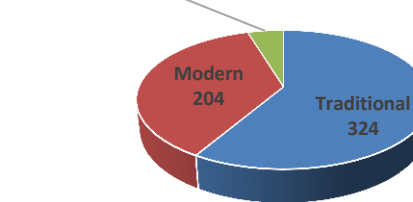
We are proposing the following policy:

Type of Housing 2020 to 2028

Work with developers and SDDC to satisfy the demand for Sheltered Housing/Care Home, more Low Cost and Starter Homes as part of the Local Plan planned Development. Secure developer opportunities for Self-Build.

- Traditional designs but also some modern ones:
 - 58% preferred traditional designs, but 36% wanted modern ones and 6% wanted modular houses.

"Design" Preference



We are proposing the following policy:

Housing Design 2020 to 2028

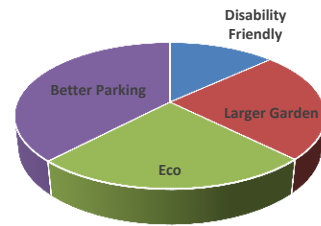
The overall aim is to improve the character of the area and enhance residents' quality of life. The design principles of the Local Plan will be applied, particularly in the areas of community safety, street design and healthy lifestyles. A design mix of new housing 2/3 traditional and 1/3 modern, to be in keeping with the 'character' of Hilton.

We asked you about Housing

You said you wanted:

- More off-road parking:
 - Many families have more than one car.
- Energy efficient houses
- Larger gardens

Property "Feature" Preference



We are proposing the following policy:

Requirements of Housing 2020 to 2028

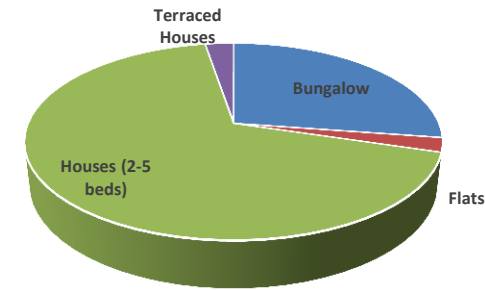
For the remaining Local Plan planned development there must be sufficient off-road parking. For all future planning applications, the policy will be a minimum of one parking space per bedroom. A garage will not count toward satisfying the parking requirement.

Housing must be energy efficient. A standard will be agreed with SDDC that will be applied to all future planning applications e.g. mandate integral solar panels; EV charging points. Exceptions would be considered.

Family houses must have a family sized garden. The minimum size for a garden will be 70 sq metres for a 2 bedroom dwelling and 100 sq metres for a 3 or more bedroom house. Exceptions will be considered.

- A mix of 2,3, 4/5 bedroom houses and bungalows

Property "Type" Preference



We are proposing the following policy:

Housing Mix 2020 to 2028

The starting point for new development consideration will be 40% of housing to be 4/5 bedroom, 40% 3 bedroom and 20% 2 bedroom. 25% of all developments to be bungalows. Exceptions to this policy will be considered on a case by case basis.

We asked you about Transport

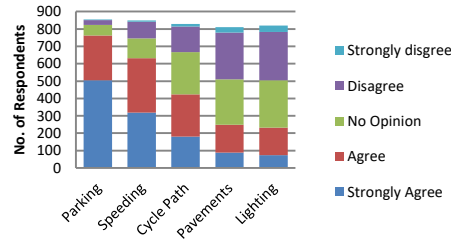
You said you wanted:

- More parking
- Less speeding
- More cycle paths
- Better pavements
- Better lighting

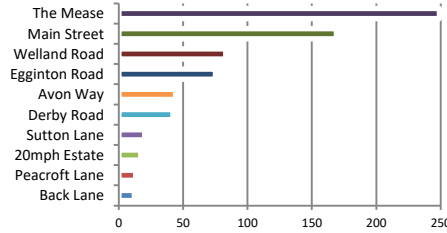
- Less speeding in the village and traffic calming measures in Main Street.

- Better located bus stops
- Better bus routes

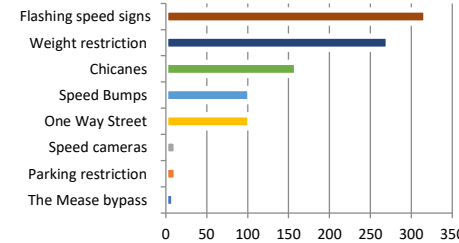
Problems in Hilton



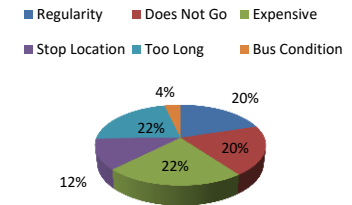
Top Ten Roads with Speeding Problems



Traffic Calming on Main Street/Derby Road



Overall Public Transport Usage



On parking, we are proposing the following policy:

Parking 2020 to 2035

Housing policy addresses parking requirements for new development. Find a site for another car park similar to the one on Main Street for general parking. Provide diversionary parking at both the new school and the existing Peacroft Lane site to reduce the impact of traffic at the beginning and end of the school day.

We are proposing the following policy:

Traffic Management 2020 to 2035

Align with the recommendations out of the Traffic Survey carried out by Derbyshire County Council in accordance with national guidelines in June 2018. Install flashing speed signs or other such measures agreed with DCC on Derby Road/Main Street and the Mease. Work with DCC to better understand speeding issues on other roads highlighted in the survey.

We are proposing the following policy:

Bus Services 2020 to 2035

Engage with Bus Operators to understand the overall demand within the Designated Area with a view to providing better routes particularly for the elderly.

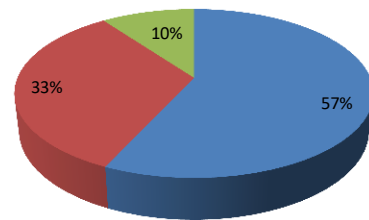
We asked you about Transport

You said you wanted:

- more cycle lanes:

Overall Like to See Cycle Lanes

■ Yes ■ No ■ N/A ■



We are proposing the following policy:

Cycle Paths

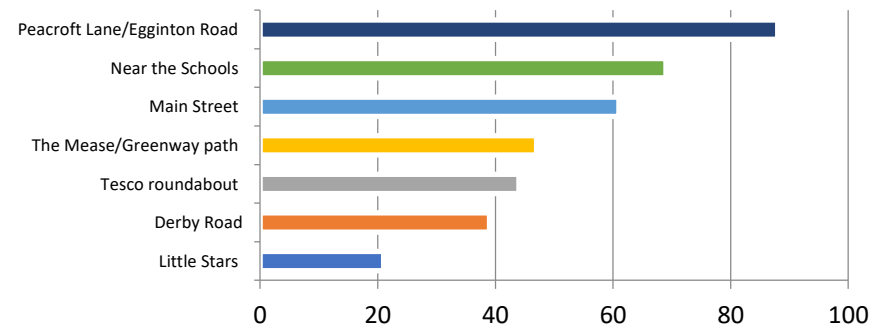
Investigate with SDDC if anything further can be done in existing infrastructure. Ensure new developments provide cycle paths that link with the existing cycle paths.

Engage with DCC Highways to carry out a more in-depth study of the practicality of cycle lanes on roads around the Designated Area.

Improved access to the cycle path on Egginton Road.

- More pedestrian crossings

Top locations for Pedestrian Crossing



We are proposing the following policy:

Safety 2020 to 2035

Work with DCC Highways and SDDC to improve safety for pedestrians and cyclists, in particular the most useful locations for new pedestrian crossings including over the Mease at the site of the new primary school.

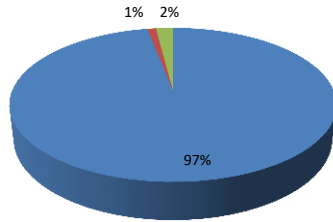
Walking and cycling routes to the schools, including John Port with particular emphasis on crossing the slip roads on the A50.

We asked you about Environment

You said you wanted:

- Green spaces, such as parks and play areas, protected:

Retain the existing Local Green Spaces?



We are proposing the following policy:

Green Spaces

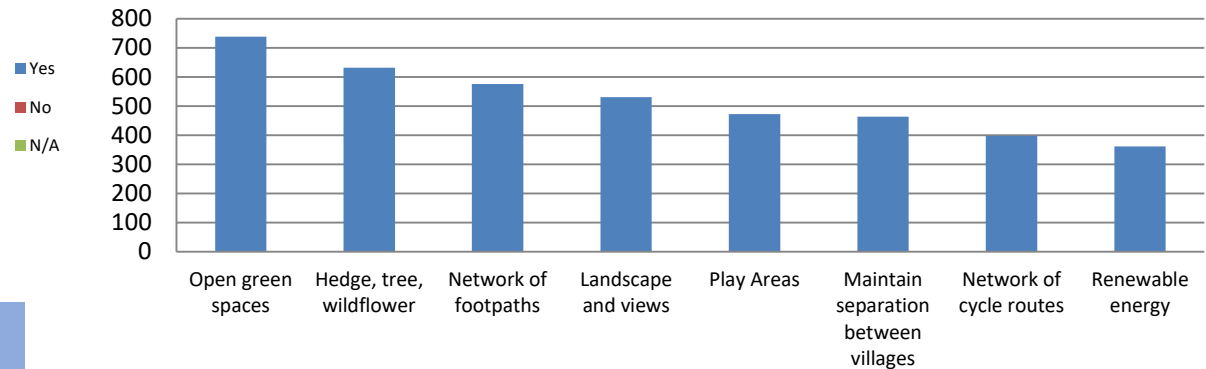
Retain and improve existing green spaces and, where possible, the provision of new open spaces will be supported.

Opportunities should be taken to improve, retain and extend existing footpaths and cycleways and, when proposals for new developments are considered, opportunities to enhance and improve green infrastructure should be recommended and if appropriate delivered.

- More recreational spaces, such as children's play areas and sports facilities

- To retain our village's identity

Important in New Developments



We are proposing the following policy:

Recreational Facilities

Provision and / or improvement of outdoor children's play areas and provision for a range of outdoor activities and sports will be encouraged.

We are proposing the following policy:

Retaining Village Identity

A significant separation between the villages of Hilton, Marston and Hoon should be maintained to ensure retention of individual character.

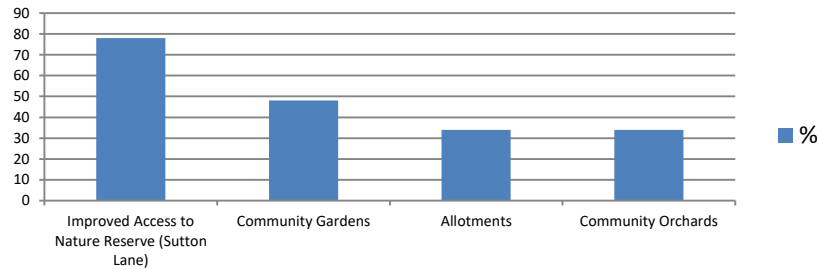
We asked you about Environment

You said you wanted:

- More space allocated to community land

- Existing wildlife habitats protected

Would you be interested in?



We are proposing the following policy:

Community Land

Opportunities should be taken to allocate available land for community gardening, orchards and allotments.

We invited Derbyshire Wildlife Trust to participate in our Environment Working Group and asked them to suggest policy wording that captured our aspirations on habitat protection and nature conservation.

We are proposing the following policy:

Nature Conservation

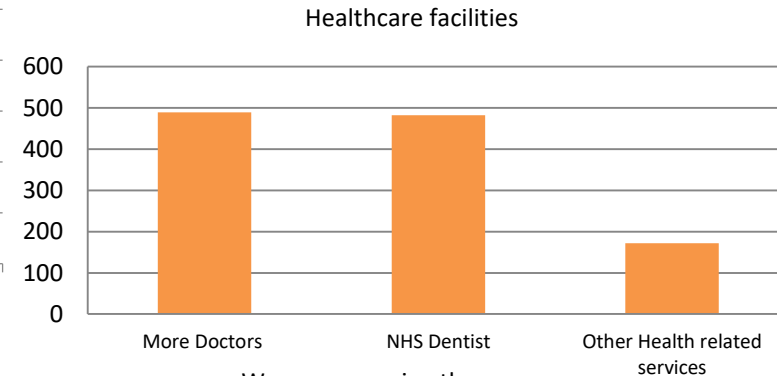
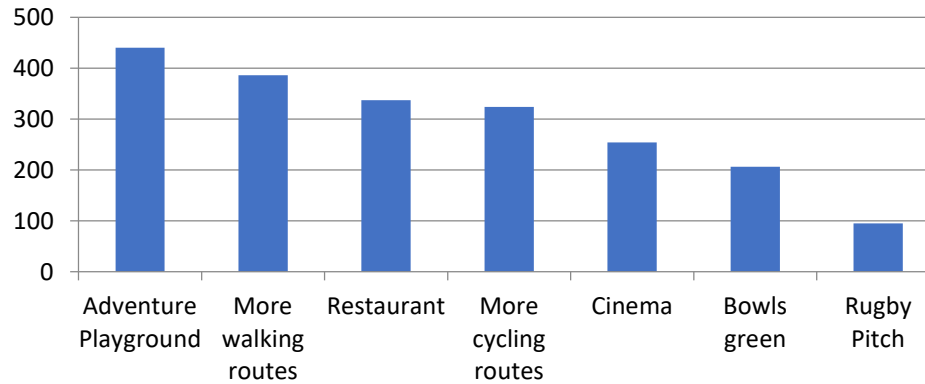
Opportunities should be taken to ensure that existing wildlife and habitats are protected and enhanced. New development should provide opportunities for the creation of new habitats through the planting of native species, and the integration of existing trees, hedges and vegetation into the landscaping proposals for new development.

We asked you about Leisure

You said you wanted:

- More recreational facilities

- More healthcare facilities



We are proposing the following policy:

Recreational Facilities

Developer contributions will be sought from new residential development to fund sport and play facilities. These may be enhancements to existing facilities, or the provision of new facilities, depending on the size and location of any new development.

We are proposing the following policy:

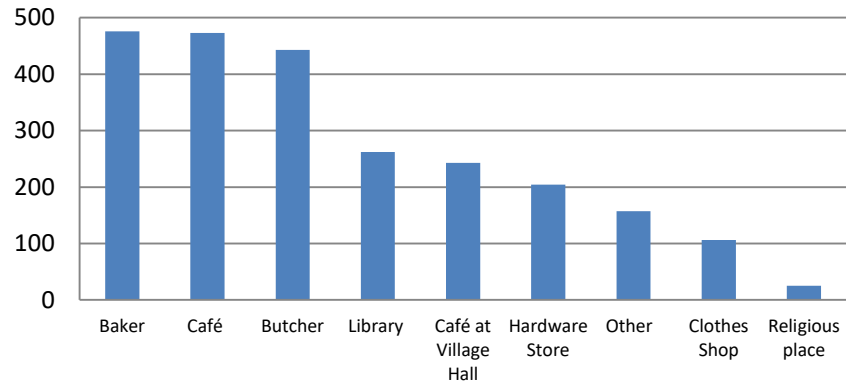
Healthcare Facilities

Financial contributions will be required from developers of new housing sites to fund additional healthcare facilities.

We asked you about Leisure You said you wanted:

- More retail facilities

What amenities would you like to see?



We are proposing the following policy:

Retail Facilities

Development proposals for enhancing retail facilities will be encouraged. Priority will be given to those that directly serve the village's needs.

Within the Area there are limited properties that are available for additional retail facilities. To meet the growth requirement, local sites need to be identified that could be developed.

We are proposing the following policy:

Potential Retail Site

There is a potential site which if it becomes available will be considered as a suitable location for the development of required retail facilities and amenities.

We asked you about **Business**

You said you wanted:

We asked people who were running small businesses , or were planning to start up a business in the Area what their issues were . The common theme was the lack of availability of suitable space/units. A number felt that the broadband speed was not adequate in the villages for business purposes.

We are proposing the following policies:

Business Units

New developments to include business units, or business units will be encouraged to be built to facilitate small / start-up businesses, whilst recognising the need for appropriate levels of parking.

Conversion of Business property to Domestic use

Proposals for the redevelopment or change of use of existing business use to non-employment uses will only be permitted if the existing use can be independently proved to be no longer economically viable and the site has been marketed at a reasonable price for at least a year without restriction

Conversion of Domestic property for Business use

Planning permission will be permitted where it facilitates home working provided it doesn't affect the amenity on neighbouring properties and consideration is given to any increase in traffic generation.

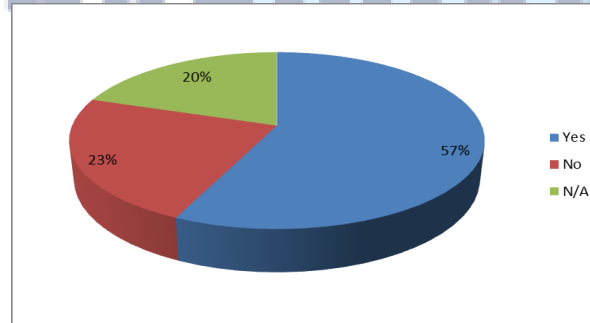
Broadband Provision

The Neighbourhood Plan will work with Openreach and will continue to support the delivery of high-speed broadband infrastructure and other telecommunications infrastructure throughout the Parish to facilitate this policy and to reduce the need to travel.

We asked you about Education

You said you wanted:

- More access to adult education classes locally.



We are proposing the following policy:

Adult Education 2020 to 2035

Engage with local Educational organisations to establish Adult Education opportunities.

- People responding to the survey also commented on parking and safe walking routes to schools, but these have been dealt with under Transport.