

Patrick Wong



10 May 2026

Planning Policy Team
South Derbyshire District Council
South Derbyshire House
The Green
Swadlincote
DE11 0DJ

**Subject: Formal Objection to Regulation 19 Addendum Consultation – STRA2
(Land South of Mickleover Mixed Use Allocation)**

Dear Sir/Madam,

I am writing as a long-term resident of the Mickleover / Pastures area to formally object to the proposed changes set out in the South Derbyshire Local Plan – Regulation 19 Addendum Consultation (STRA2: Land South of Mickleover).

I strongly oppose both:

- (i) the addition of an unnecessary major link road (A516/A38) through green space, and
- (ii) the increased housing allocation beyond the originally referenced 2,500 homes.

In the past two years alone, South Derbyshire District has already delivered a very high volume of new housing: **1,063 net completions in 2023/24** and **865 net completions in 2024/25**. Our local community around Mickleover, Pastures and Burnaston has borne a significant share of this growth through recent developments such as those at Merlin Way, Hackwood Farm and other nearby sites. Community facilities (schools, doctors' surgeries, etc.) are already struggling to cope, and local roads are under severe pressure.

The A38 corridor and surrounding roads (including Haven Baulk Lane, Staker Lane and local rat-runs) already experience chronic congestion, with residents frequently reporting gridlock during peak hours, long delays exiting driveways, and increased journey times. Adding thousands more homes and a new major link road would exacerbate these problems significantly, leading to worse air quality, higher noise levels, greater flood risk (Staker Lane already floods), and unsafe conditions for pedestrians and schoolchildren. The existing infrastructure simply cannot sustain further large-scale development in this location.

Furthermore, the proposals would result in the loss of important green space and countryside transition areas shown on the STRA2 map. They risk merging the separate identities of Mickleover, Burnaston and Pastures. The so-called "Country

Park” areas are unlikely to remain genuine open green space once surrounded by extensive housing and new roads. There appears to be insufficient evidence to justify the need for the A516/A38 link road.

I therefore request that the Council removes these additional housing allocations and the proposed link road from the Local Plan.

Thank you for considering my objection. I trust that all comments submitted during the Regulation 19 period will be fully taken into account by the Planning Inspectorate.

Yours sincerely,
Patrick Wong