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11th Jan 2026

Director
Planning Policy
South Derbyshire District Council
Civil Offices
Civic Way
Swadlingcote
DE11 0AH

Dear Sir/Madam

Objection to development on land south of Mickleover (STRA2)

We are writing to object to the development on land south of Mickleover designated as STRA2.

Mickleover seems to be constantly selected for major housing developments. It has transitioned into a sprawling conurbation with heavy traffic and inadequate amenities, public transport and infrastructure. Over the last, four years the population has gone from just under 15000 to over 18000. Large areas of good quality farm land have been lost with wild life habitats. The planned "South of Mickleover" development of 2500 houses will result in a population increase of a further 7000 with further pressure on amenities and infrastructure.

Attempts to discourage car ownership in the new development are unlikely to succeed. There is likely to be at least a thousand cars owned by the inhabitants. These will add to the high levels of traffic on already busy local roads. The restriction of providing parking areas on the properties will result in parking on pavements and green spaces.

The loss of good agricultural land together will the associated wild life habitats is an absolute tragedy. The proposed green-ways are areas for potential crime, car parking, anti- social behaviour and dumping. The actions suggested in the Design Midlands report to mitigate the damage to the environment and the loss of habitats are idealistic and lack reality. In practice, the motivation of the developers will be profit and environmental considerations will be watered down.

The encouragement of cycling is noted with the network of paths to discourage the use of the private car. The paths do not really lead to anywhere of significance. The idea of cycling into Derby is somewhat idealistic with the dangers of riding on busy roads.

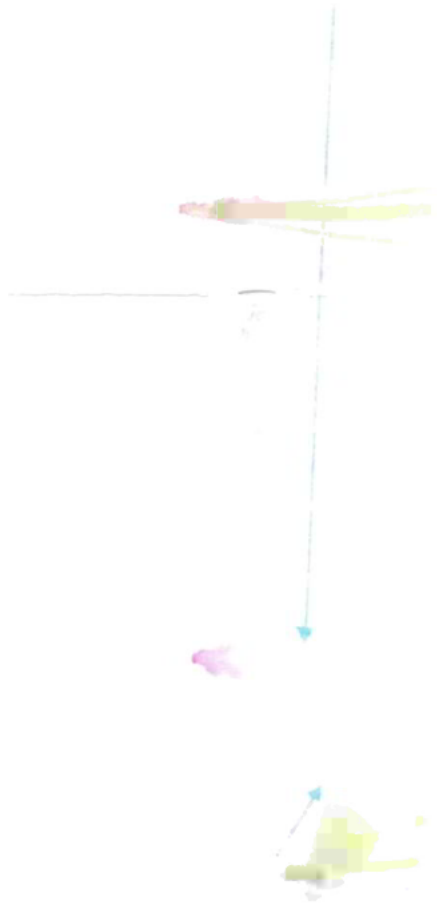
It is noted that a main street will be provided which will link the A38 with the A516. Discharging traffic on to the already busy A516 from the development is no solution to the local traffic problem.

We understand that there are about 112 square miles of land under SDDC's jurisdiction which could be used for housing development. We respectfully ask, therefore, that you give serious consideration to undertaking the development elsewhere.

Our thoughts go to the Willington Power Station Site which is well overdue for redevelopment. It is understood that there are plans to use part of the site for an upgrade in the power grid network. The site is large (182 acres) and there would be ample area left for housing. It is close to both the A38 and A50 and is not agricultural land. A further attraction is that it is close to the strategic north east – south west railway line with junctions providing links to the west and east. This affords a heaven sent opportunity to construct a parkway station there (see attached map). Usage of the railways needs to be encouraged in all of these developments to reduce reliance on the car and protect the environment. Please be innovative and bold.

There is a tendency to tack housing developments on to areas where there are already large numbers of houses without improving the road infrastructure to ease the flow of traffic and minimise congestion.

Yours faithfully

Site of Station (Derby South Parkway)

Map Showing Station Site and Rail Routes