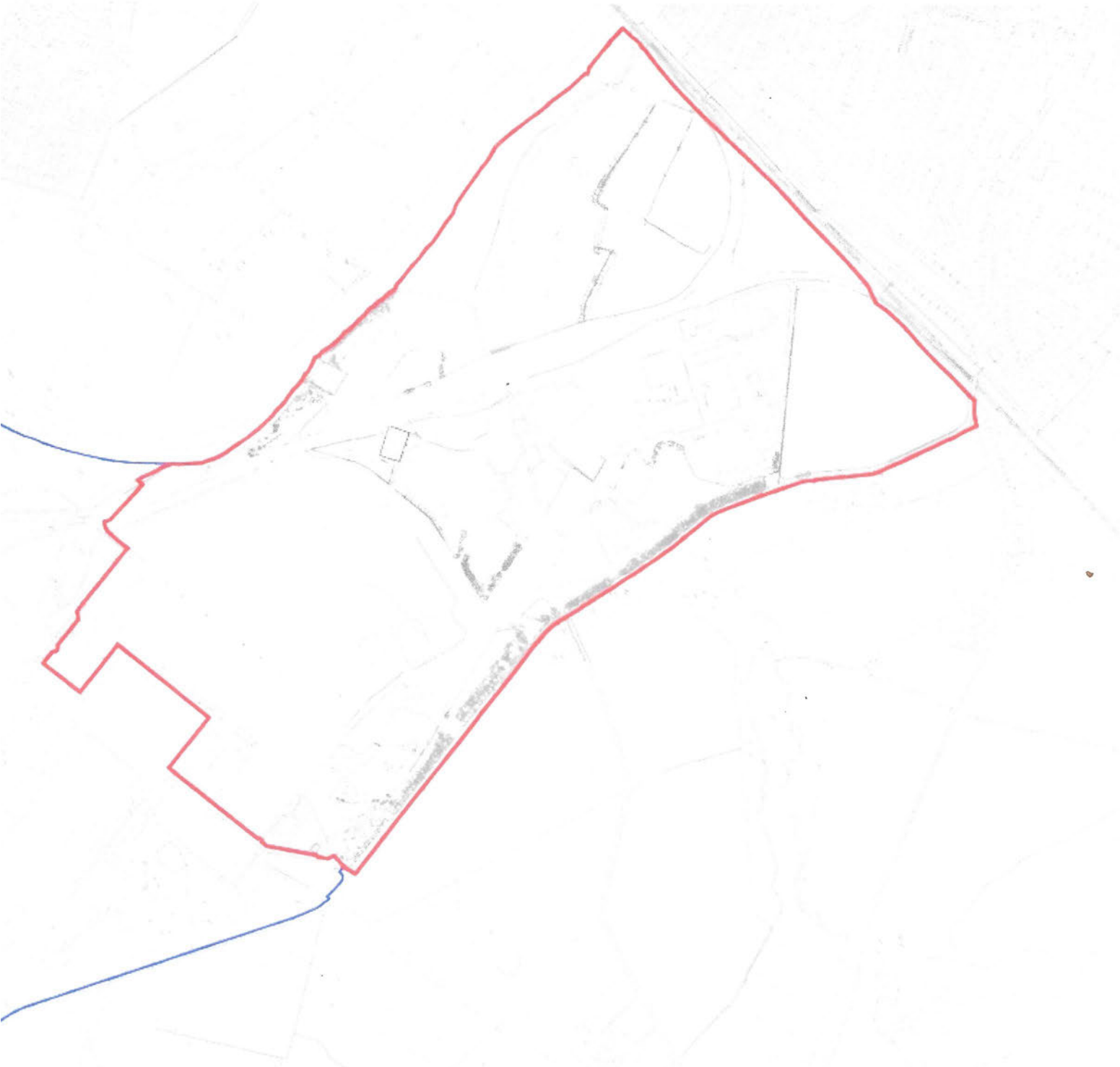
Fairway
Golf Course
The Rookery
Branston
Golf Club
Norfolk Road
Essex Road
Cornwall Road
Rosliston Road
Birchfield Road
Galloway Road
Marley Way
50 m
Marley Way
Rosliston Road South
50 m
50 m
Marley Way
Whitwell Drive
Ordnance Survey

A

9/2015/1030



Extent of Planning boundary
Existing buildings
Existing woodland
Approximate extent of 100 year Flood zone
Approximate route/line of culvert
Proposed plot area - Proposed woodland
Proposed plot area - Pond and open space
Proposed plot area - Green space
Proposed plot area - Vehicle
Proposed plot area - Inner residential
Proposed plot area - Outer residential
Proposed plot area - Local centre
Proposed plot area - Extra care
Proposed plot area - Industrial/Business
Existing retained noted building
Proposed site access / replacement
Primary route
Secondary route
Tertiary route
Existing public right of way
Proposed Greenway
Proposed LEAP play space
COUNTRYSIDE
Places People Love
DRAKELOW
BURTON-ON-TRENT
PROPOSED MASTERPLAN
PHASE 2C
1:3000 @ A0
DEC 2020
KJP
KJP
SKM147-S73-05
F

[redacted]

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Good morning

I am writing in my position as Clerk to Drakelow Parish Council, with regards to the local plan. I would be most grateful if each and all of our questions, be addressed and I would like to request a formal response regarding this, to acknowledge its receipt and content as a matter of urgency please.

Question 1: Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system? (please tick)
• Produce a Local Plan Part 2 Review under the existing system YES
• Produce a single Full Local Plan under the new system No
• Other Question 2: Please provide a reason for your answer above
It makes sense and is in fact critical that the South Derbyshire local plan is completed before Local Government Reorganization (LGR) so as to ensure the District is not vulnerable to unplanned speculative development.
Housing Allocations:
Question 3: Where should the housing needs be met? Please provide site details including projected delivery timescales and the specific need being met.
Where the existing infrastructure is in place on existing and strategically allocated sites, much of the need is around Derby and so close to main roads and Derby makes sense.
Question 4: Are there other mechanisms that the plan should consider to securing housing delivery in addition to allocating specific sites (e.g. identifying indicative broad locations/areas for future growth adjacent to existing settlements, extending settlement boundaries, supporting certain Changes of Use)? Yes/No No
Question 5: Please provide a reason for your answer above
With only a housing need of 57 from the strategic allocations in local plan part 1. Again any additional housing should be near existing infrastructure.
Question 6: Are there any other issues that the Council should consider when ensuring the timely delivery of the right homes in the right places (e.g. policy criteria for looked after children, re-allocating unimplemented employment allocations)? Please provide a comment Yes/No Yes
Question 7: Please provide a reason for your answer above
More bungalows are needed for an ageing population, settlement boundaries should only be extended if there is a specific need within that community, led by the community through

neighbourhood plans. Each application should be looked at in its own right, but re-allocating old unimplemented employment allocations could be looked at as long as it is not antigrowth.
Question 8: What specific accommodation needs should the Local Plan address through allocations (e.g. extra care accommodation for older people, care home provision for looked after children etc.)? Please provide detail
More bungalows are needed for the ageing population, more houses built with less abled provision and to enable residents to stay in their homes long term should be built. Looked after children need provision is needed but in appropriate places, detached properties where residential amenity is not affected by potential antisocial behaviour and poor business practice and with adequate car parking.
Accelerated Housing Delivery
Question 9: What could the Council do to speed up delivery on strategic allocations? Please provide details
Early in the process the Council should gain site masterplans, phase detail, drainage detail at outline stage, bring forward key infrastructure elements on strategic sites early.
Question 10: Should the Council allocate land South of Mackworth for development within the plan period? Yes / No Yes
Question 11: Please provide a reason for your answer above
This is dependent on the Amber Valley local plan but should be allocated as its adds to our housing need.
Question 12: Are there other steps that the Council could take to accelerate housing delivery on other sites? Yes/No Yes
Question 13: Please provide a reason for your answer above
Engage with developers see Q9
Settlement Boundaries
Question 14: Do you agree that settlement boundaries should be drawn around the urban edge of Derby, Drakelow and Stanton and any new allocations? Yes/No YES
Question 15: Please provide a reason for your answer above
Yes, to stop inappropriate development. Drakelow has grown fast but still needs the appropriate retail/commercial and local infrastructure such as medical and village hall facilities, and the Primary School is still in construction with phased entry over several years from Autumn 26.
There is not a single Public building, Church or retail facility of any sort in the Parish
Drakelow currently is not listed within the category "Settlements with defined settlement boundaries". The Parish Council has voted unanimously to request inclusion as a "Rural Village" by drawing a "settlement envelope" to include only the land shown in Planning Application 9/2025/1030 (exhibits A and B) plus the existing ribbon development along Rosliston Road South and the development known as Bluebell Woods comprising Sidings Drive etc shown in the composite exhibit C.
It is critical that coalescence (merging) of this large strategic site does not occur with surrounding villages such as Walton on Trent, Rosliston and Stapenhill this is for both houses and commercial BESS and Solar applications leading to an urbanisation of the countryside. Stanton should have a tight boundary to stop coalescence with Burton and Swadlincote, it also needs its own green spaces/buffers allocated and the green belt protecting. Derby needs a boundary possibly following natural A roads to ensure urban sprawl into the countryside does not occur, Derby City should build more houses itself and build upwards.
Question 16: Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1? Yes/No Yes
Question 17: What issues regarding the settlement boundaries should the Council consider? Please provide a comment
See Q15 the words “ drawn tightly” in Appendix 1 is key, plus the need is only 57 properties in local plan part 2.
Changes to Retail

Question 18: Do you agree with the retail hierarchy? Yes/No N/K
Question 19: Please provide a reason for your answer above
The importance of Swadlincote as the local retail centre cannot be underestimated. It needs significant redevelopment to suit the needs of 2026 and beyond but public transport access is vital to usage and acceptance by the public in satellite villages.
Question 20: Should the Council redefine the retail centre in Swadlincote as a commercial centre which would allow for a wider range of uses? Yes/No Yes and see 19 above.
Question 21: Please provide a reason for your answer above
The way people shop is changing and only a modern shopping central zone with appropriate retail outlets will suffice.
Question 22: What issues regarding Swadlincote Town Centre redevelopment should the Council consider? Please provide details
Public transport, vibrant mix of shops/apartments and leisure (see 21 above).
Question 23: Should the Council define the boundaries of all of the retail areas within the District? Yes/No No
Question 24: Please provide a reason for your answer above
N/K
Question 25: Should the Council include a locally specific Green Belt policy (beyond the NPPF policy) that defines what appropriate development is within the context of 'disproportionate' and 'limited infilling'? Yes/No No
Question 26: If yes, what should the policy consider?
Question 27: Should the Council undertake a Green Belt review with a specific objective of identifying what, if any, Grey Belt exists within the district? Yes/No No
Question 28: Please provide a reason for your answer above
We have a tiny amount of green belt land within Drakelow with the significant remainder of rural farmland not included and this too must be protected by "Settlement Boundaries".
Gypsy and Traveller Sites.
Question 29: What other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation? Please provide details
59 pitches is a ridiculous need compared to the rest of Derbyshire, this should be challenged the evidence was gained during Covid with poor engagement, it has led to the Council enforcing zero and leads to inappropriate development in South Derbyshire. More allocations are needed on strategic sites, in and around Derby and the Council should have its own sites run by the Council to stop inappropriate retrospective development.
Question 30: Are there any other issues that the Council should consider when meeting the needs of Gypsies and Travellers? Please provide details
More allocations are needed on strategic sites, around and within Derby and within Swadlincote, the Council should have its own sites run by the Council to stop inappropriate retrospective development.
Development management Policies
Question 31: Are there any additional policies/other issues that the Local Plan should address? Yes/No Yes
Question 32: Please provide a reason for your answer above
More protection of trees, woodland, waterways, the National Forest, green spaces, agricultural land. More long-term management of trees, woodland and the National Forest planting from developers especially those constantly applying for so called energy efficient schemes such as solar and battery installations.
Question 33: Are there any amendments required to the existing policies to reflect implemented changes to national planning policy, policy guidance or Regulations? Yes/No Yes
Question 34: Please provide a reason for your answer above

A back garden/infill policy is needed. Better enforcement of the existing local plan is needed by the Council.

Infrastructure

Question 35: Are there better/alternative mechanisms that the Council should use to secure the required infrastructure? Yes/No Yes

Question 36: Please provide a reason for your answer above

The infrastructure should be built earlier -Drakelow is a prime example, and the level of Social Housing brings particular difficulties for the many residents without own transport.. The promised improved bus service has not materialized. The population is still served by the original pre-development, very limited, service that covers surrounded villages, There are no shops, or connecting publicly supplied footpaths to any retail outlet in neighbouring villages with over 800 houses built. Children of all ages and families face very long walks to schools from nursery through to high school level with parents often having to do the journey 4 times a day as they look after their younger children's safety.

Question 37: Where there is the potential need for long-term management / maintenance of open space, SUDS or other infrastructure, should the Council introduce a policy requiring these to be adopted by a public authority unless there is clear evidence that this is not feasible. Yes/No Yes

Question 38: Please provide a reason for your answer above

Within Drakelow there are a number of management companies providing facilities traditionally provided by local authorities. Their performance is patchy at best and resident find themselves paying not only full Council Tax but a premium to the management companies for work. Put another way they are paying twice! As a Parish, via the CMA and our MP, we have urged government legislation to ban this practice. It is only equitable that the Councils and water authorities (SuDs) should take on the long term management of open spaces and sites.

Question 39: Do you have any further/additional comments? Please provide detail

The local plan must be adhered to and there are many cases of BMV not being protected and this new plan must protect our landscape & character, history, heritage, open spaces, agricultural farmland, rural villages and National Forest.

I look forward to a receiving your formal response to our questions.

Kind regards

[redacted]

Clerk

[redacted]