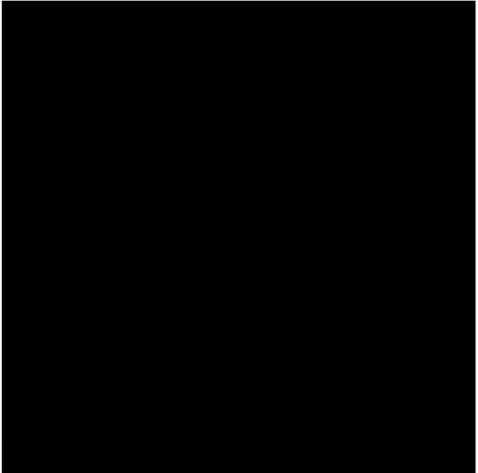




Our Ref: [REDACTED]
Date: 27th January 2026



Planning Policy
South Derbyshire District Council
Council Offices
Civic Way
Swadlincote
DE11 0AH

BY EMAIL ONLY: local.plan@southderbyshire.gov.uk

Dear Sir/Madam

**South Derbyshire Draft Local Plan Part 1 Review Reg 19 Consultation
Response by Talland Capital Limited**

Harris Lamb Planning Consultancy is instructed by Talland Capital Limited ("TCL") to submit representations to the Issue and Options consultation for the South Derbyshire Draft Local Plan Part 2 and welcome the opportunity to comment at this time.

TCL are promoting the site at Walton Road opposite the Drakelow Park development. TCL, working with Deeley Group, are also developing locally in South Derbyshire, delivering the commercial element to Drakelow Park and have a general interest in how and when the local plan comes forward.

Summary

Our comments set out that:

- We consider that the Council should continue with the Part 1 and Part 2 plans. Abandoning the Part 1 and Part 2 Plans would come with significant abortive cost, considerable time delays along with negative impacts on economic and housing growth. Consequently, we do not consider it is in the public interest to start a new plan.
 - The SHLAA needs to be updated to include all sites submitted for the Call for Sites.
 - Land South of Mackworth should not be included as an allocation at this time. Allocating the part of the site in South Derbyshire in isolation would result in an incongruous form of development that is poorly related to services and facilities.
 - The land being promoted by TCL at Walton Road is considered a suitable site to assist in bolstering the supply of homes in a sustainable location (i.e. on the edge of Burton upon Trent which is top of the Settlement Hierarchy set out in Policy H1). The land is
- 

not identified as BMV land and provides the opportunity to bolster the sustainability of Drakelow Park through the supply of additional homes and much needed additional retail facilities in the immediate vicinity of Drakelow Park.

- TCL and Deeley have identified demand for a discount retail supermarket operator and interest from an affordable housing provider and private rented operator for the residential element. This will mean the site can provide both open market sale housing and a significant amount of rented and mixed tenure housing which they believe will bolster the continued demand in the area.
- The land being promoted will utilise the greatly improved infrastructure resulting from the Drakelow Park development, notwithstanding the new Walton Bypass immediately to the south of the site.

Whether the council should cease production of the part one and part two plans, in favour of a name single local plan?

In our view, the Council should continue with its Part 1 and Part 2 plans. The Part 1 plan is at an advanced stage of preparation. There would be significant abortive costs associated with abandoning the Plan, which would be a waste of public money when there is no need to change the approach (i.e. there is nothing fundamental that would stop the Council from proceeding with the Part 1 and Part 2 Plans, or that would require a new plan to resolve the matter).

We also consider that changing the approach to the plan would be contrary to the national objective to boost development and would only serve to delay the release of land to bolster housing and employment delivery to the detriment of the Council's housing land supply and economic growth objectives.

In progressing with the Part 1 Plan, we would refer the council to our response to the Regulation 19 consultation, which include our thoughts on some changes that would assist the Council in navigating the local plan examination stage.

SHLAA map

A map of sites submitted through the Call for Sites has been made available as part of this consultation. TCL's site is not included on this map despite being submitted for the Call for Sites. We understand that the Council have the site on their files, but are yet to update their SHLAA, which we are told happens on a periodic basis.

Whilst we understand that the SHLAA can be updated on a periodic basis, we have concerns that its publication in the Issue and Options consultation was not considered a trigger for one of these updates to occur.

Our concern is that publishing a SHLAA that is not up-to-date and missing sites submitted for consideration does not represent an accurate position and will mean that representations received will not be fully informed. This could impact on the comments they may otherwise have made to the consultation (e.g. we would prefer to see TCL's site in the Plan).

We would welcome confirmation when TCL's site has been added to the SHLAA and the conclusion from the Council's assessment of the suitability of the Site to accommodate the development as proposed.

For ease of reference, please see attached for our submission to the Call for Sites.

Land South of Mackworth

We do not consider this site should be added to the Part 2 Plan as an allocation. There are two principal reasons for this.

The first is that the site straddles two local authorities, with most of the site in Amber Valley District Council. A review of AVDC's plan reveals that they have only identified the Site as a 'Future Potential Area for Development' and consequently there are no policy provisions in place to bring the part of the site in AVDC forward. What this would mean is that if the relatively small slither of the site in South Derbyshire DC was allocated, it would result in an incongruous form of development (a finger jutting out into the countryside) that would not be delivered with the service and facilities to support the proposed houses and with poor connections into Derby to the east. Consequently, whilst the larger site potentially has merit in the longer term, this is something to consider in future iterations of the plan in conjunction with AVDC to ensure the comprehensive delivery of this site.

The second concern is around market saturation. Several of the existing allocations around Derby are struggling to come forwards. When they are, it is resulting in a concentration of development in a small area which is causing technical issues and limiting market interest. Whilst Derby remains a logical place for some development, our view is that alternative sites should be considered to provide a better range of sites and improve the rate of delivery.

TCL's Site at Walton Road, Drakelow

TCL would welcome the opportunity to work with the Council to deliver an allocation on their site at Walton Road to assist in delivering the additional houses needed to meet the Council's housing requirement. The benefits of delivering TCL's Walton Road site include:

- Deliverability – TCL are working in partnership with Deeley Group on the promotion of this Site. Deeley will provide the construction arm and ensure the quick and seamless delivery of both the residential and retail aspects of the Proposal;

- Mix of residential tenures - Approximately 250 new dwellings could be delivered on site. TCL have already identified interest in the Site from the private rented sector and affordable housing providers. This partnership model is something that underpins Deeley's business model and will assist the Council in demonstrating that they are meeting all aspects of the local need for homes;
- Retail Store – TCL and Deeley have also identified discount supermarket operator demand. A retail store on this site would add to the sustainability of this location by adding to the range of retail facilities within the area, complimenting the local centre at Dracan Village, benefiting existing residents and future occupiers alike. The detail and numbers to demonstrate the need for a retail store of 1,450sqm in this location are provided in the attached Call for Sites submission;
- BMV – the Site is not identified as BMV land on the National England Regional Agricultural Land Classification Maps;
- Retention and enhancement of the existing woodland in the western part of the site, along with the mature trees within the garden of the existing severely dilapidated house on the site;
- 33% of the site would be tree plant and/or landscaped, thereby meeting the requirement for National Forest Planting;
- Creation of new pedestrian routes that will link to the existing PRow and footpath provision to the north, south and west of the site. These routes will be both functional and recreational, and links provide access to and from Stapenhill, Drakelow Park and the surrounding countryside; and
- Provision of 4.1 (hectares) of new open space, which exceeds the policy requirement of 25 square metres per person (or bed space) set in Paragraph 9.62 of the South Derbyshire Local Plan Part 1.

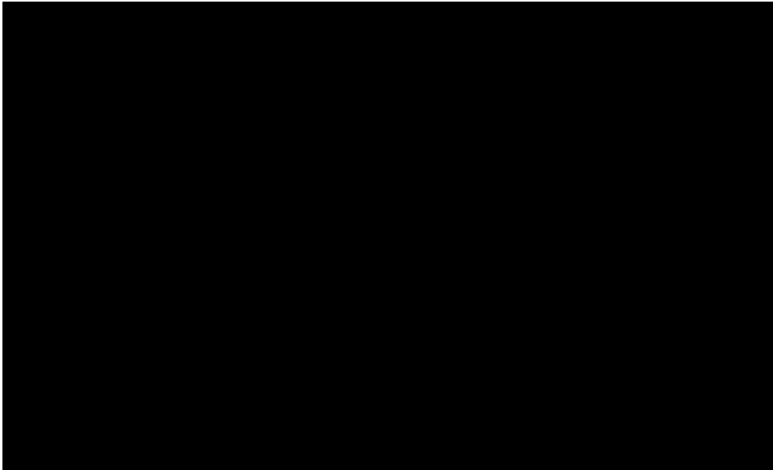
The land at Walton Road, Drakelow therefore presents an opportunity to deliver new residential and retail development in a sustainable location and one where considerable new development is currently underway. Directing additional development in the vicinity of the former Drakelow Power Station will enable new residents to make use of the new school, local centre and GP surgery that is planned as part of this development.

Furthermore, the delivery of a new retail store on the site will help meet the shopping needs of new and future residents within the District and cut down travel time and distances for those accessing a food store for their weekly or top up shopping needs. The delivery of a new food store will have associated economic benefits in terms of job creation and increased business rates for the Council.

TCL are promoting the site and have a track record of bringing such sites forward. The site is under the control of TCL which will make delivery of the site much easier and streamline the parties to any future Section 106 Agreement. We, therefore, commend the site to you and confirm that it is available, suitable, has proven demand and is deliverable.

We trust that you take our comments into account and would welcome the opportunity to discuss the site at Walton Road with Officers.

Yours faithfully



[REDACTED]

[REDACTED]

CAUTION! This Email was sent from outside SDDC. Only open links and attachments you're expecting.

[Report](#)

Dear Sir/Madam,

Please see attached our call for sites submission, which is referred to in the attached letter.

Kind Regards,

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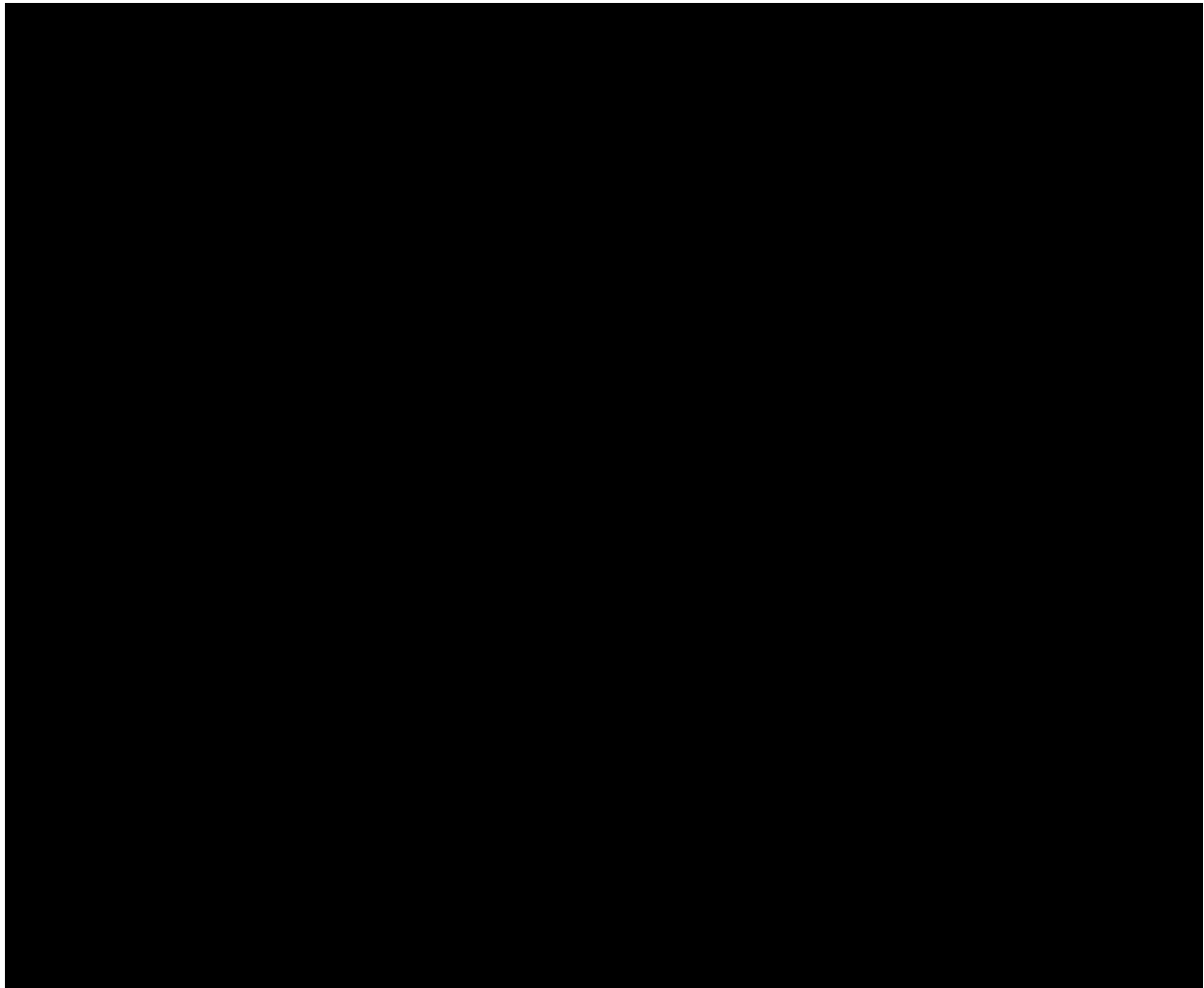
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Dear Sir/Madam

Please see attached for our response to the Reg 19 Consultation on behalf of Talland Capital Limited.



[REDACTED]

[REDACTED]

CAUTION! This Email was sent from outside SDDC. Only open links and attachments you're expecting.

[Report](#)

Dear Sir/Madam

Please see attached for our response to the Reg 19 Consultation on behalf of Talland Capital Limited.

Kind Regards

[REDACTED]



Date:

6th December 2024

Planning Policy
South Derbyshire District Council
Council Offices
Civic Way
Swadlincote
DE11 0AH

BY EMAIL ONLY: local.plan@southderbyshire.gov.uk

Dear Sir/Madam

**Call for Sites Response – Land at Walton Road, Drakelow
Response by Talland Capital Limited**

Harris Lamb Planning Consultancy is instructed by Talland Capital Limited (“**TCL**”) to submit a response to the South Derbyshire District Council’s Call for Sites in relation to the site they are promoting at Walton Road, Drakelow (“**the Site**”). The Site is located opposite Drakelow Park and is proposed to deliver 250 dwellings and a food retail store.

This submission is supported by a concept masterplan, which has been informed by the initial baseline work undertaken by TCL’s expert project team.

In light of the baseline work that has been undertaken, it is considered that the site is free from technical, physical and environmental constraints that would prevent delivery of the site. If the site were to come forward, it would deliver a range of benefits, including:

- 1) Delivery of 250 homes in a sustainable location to include both market and affordable housing to assist in meeting the need for housing in the review of the Local Plan;
- 2) Provision of a new retail food store to improve the sustainability of this location by reducing the need to travel and meeting the demand for retail provision in this location for future occupiers of the site and existing residents of Drakelow Park and Stapenhill.
- 3) Ecological improvement and areas for biodiversity net gain, including enhancing the poor-quality woodland in the site, the provision of a sustainable urban drainage system and the planting of new trees / landscaping.

- 4) Provision of new footpath within the development that will provide improved access to the countryside. The footpaths will link to Walton Road and Drakelow Park to the north and provides links to the existing PRow that currently run through the western part of the site. These are currently underused, and the opportunity exists to enhance these for existing and future occupiers alike.
- 5) Provision of public open space in excess of the Council's standards

Site Description

The Site at Walton Road extends to 18.9 hectares. The Site is bound by residential development to the north and east on the opposite site of Walton Road and Rollaston Road respectfully.

The dwellings to the north are part of Drakelow Park, a large urban extension of over 2,000 dwellings, which is currently under construction and it remains a strategic allocation in the emerging plan. When complete the Site will also include a new primary school, local centre, open space, employment areas and new footpath and cycle connections, which would all be readily accessible from TCL's site.

The development of Drakelow Park has also secured improvements to local infrastructure include pedestrian links on Walton Road and the provision of the Walton on Trent Bypass and bridge over the River Trent. The provision of these improvements have the capacity to accommodate the additional development proposed on TCL, as confirmed by their highway consultant, who has also been working on Drakelow Park.

There are existing bus stops located at the junction of Walton Road and Rollaston Road South with bus services 22 and 81 running from these stops. The services run to Burton on Trent Town Centre, Swadlincote and Edingale.

The site itself consists of a house and its garden, arable fields and an area of woodland. The woodland is in a poor state of repair and the Public Right of Way that runs through it is underused and overgrown. The site is generally flat across its extent with the arable fields divided by existing field boundaries and hedgerows.

What is Proposed

TCL are proposing a residential led scheme, which is complemented by public open space, new footpath provision and a food retail store to meet the needs of the proposed development and existing residents in Drakelow Park and Stapenhill.

A concept masterplan is attached, which has been informed by a review of existing desk based resources along with further work undertaken in respect of highways, access and ecology. The key aspects that the site will deliver include:

- High quality residential development in an attractive setting;
- Approximately 250 new dwellings to include a range of both market and affordable housing. The mix will be reflective of the need identified in the Council's Housing Market Assessment;
- Green infrastructure to include a network of open spaces, cycleways and footpaths;
- Retention and enhancement of the existing woodland in the western part of the site, along with the mature trees within the garden of the house on the site;
- 33% of the site would be tree plant and/or landscaped, thereby meeting the requirement for National Forest Planting
- Creation of new pedestrian routes that will link to the existing PRow and footpath provision to the north, south and west of the site. These routes will be both functional and recreational, and links provide access to and from Stapenhill, Drakelow Park and the surrounding countryside;
- Provision of 4.1 (hectares) of new open space, which exceeds the policy requirement of 25 square metres per person (or bed space) set in Paragraph 9.62 of the South Derbyshire Local Plan Part 1; and
- Provision of a new retail store that would contribute to the sustainability of this location by adding to the range of retail facilities within the area to the benefit of existing and future occupiers alike.

Need for Additional Retail Floorspace

In reviewing the retail provision in this location in the context of Drakelow Park, Stapenhill and the proposed development, TCL has identified an opportunity to deliver a food retail store to complement the existing offer and further enhance the sustainability of this location.

Existing food retail stores are a minimum of 1.7 miles from the Site (Tesco on the A5189 Orchard Street) and on the opposite side of the River Trent. This is true for also true for the residents of Drakelow Park, with allot of the dwellings having to travel further. Consequently, TCL instructed consultants to look at the need for additional retail floorspace in the vicinity of the former Drakelow Power Station site.

In doing so, they identified that residents of the Drakelow Park are expected to generate additional convenience goods expenditure generated of around £10.7million which is sufficient expenditure to support in the region of 1,350m² of gross convenience goods floorspace before allowing for any ancillary goods provision typically found within foodstores. The calculations are set out below:

Dwellings (including retirement village)	2,238
Assumed resident population (1)	5,303
Convenience goods per capita expenditure (2) @ 2030	£2,019
Total convenience goods expenditure per annum (3)	£10.71m
Net convenience goods floorspace supported (4)	949m ²
Gross convenience goods floorspace supported (5)	1,356m ²

However, it is unrealistic to think that all residents would use the foodstore as their sole store and in fact there would be a split between their destination for a main food shop and top up shopping. The council's retail study applies an 80/20 split to reflect this which would result in:

Total convenience goods expenditure per annum	£10.71m
Main food trip convenience goods expenditure per annum (80%)	£8.57m
Net main food convenience goods floorspace supported	759m ²
Gross convenience goods floorspace supported	1,085m ²

As highlighted in the Table above, the resident population will generate a demand for around 1,085m² of gross convenience goods floorspace that is capable of meeting larger main-food shopping trip needs. If we assume that on average 25% of a foodstore floorspace is used for the sale and display of comparison goods (although this is higher in larger foodstores), this would mean that demand for around 1,450m² of additional foodstore floorspace capable of serving main food shopping needs in the local area.

These figures are before we take account of the demand and spend generated by residents in Stapenhill and Winshill, which are close to the Site, along with the rural area to the south of the Site, which would currently have to drive past the Site and through Burton on Trent to meet their food shopping needs.

Combine this with the fact that there are no food retail stores on this side of the River Trent and that residents currently have to travel a notable distance to access the existing stores, it is apparent that there is a significant demand and need for main food shopping provision in this location.

The closest stores to the Site are not in South Derbyshire and therefore the vast majority of convenience goods expenditure will be drawn outside of the District thereby supporting job

creation and business rates generation in adjoining authorities. In addition, residents of South Derbyshire have to travel further to access their main shopping needs which is less sustainable. The delivery of a main food shopping destination on the site would prevent this whilst also helping to draw some expenditure from the surrounding local areas, both within and outside the district boundary.

Addressing Constraints

Highways

TCL's highway consultant is very familiar with the Site, having worked on the Drakelow Park site. The access strategy proposes a new southern arm of the roundabout to that is to be constructed to serve phases 3 and 4 on Drakelow Park along with a new priority junction further to the east.

Based on our preliminary investigations it is considered that there are opportunities to provide two vehicular accesses to the development from Walton Road, with the possibility of minor vehicular or pedestrian/cyclist access from Rosliston Road.

Ecology

The existing fields are currently in arable crop use or being grazed by horses and as such were not considered to have a high biodiversity value. The woodland in the western part of the Site is considered to be in poor condition and will be improved as part of a biodiversity net gain scheme. The garden of the existing dwelling, which have been retained in the concept masterplan.

In respect of receptors and protected species, surveys for bats will be required to the existing building and structures on site whilst activity surveys will be required due to the presence of existing trees and hedgerows that surround the site. Furthermore, due to the proximity of the site to an existing brook to the east of the site there will be a requirement to survey for otters and voles in due course. Similarly, there will be a need to confirm that there are no active XXXXXX setts within the site. It was confirmed that the pond on site no longer exists and there are no other ponds within 250 metres so there is no potential for Great Crested Newts to be present on site.

The assessment of existing ecological conditions on site highlighted the need for further surveys to be undertaken at the requisite time but that these in themselves did not present a constraint to the development of the site. Similarly, in respect of achieving 10% BNG recommendations are made in respect of retaining existing trees on site where possible and locating new development away from the existing brook that crosses the site and seeking to incorporate SUDS, swales and attenuation ponds to contribute to 10% BNG. The initial view is that it will be possible to achieve 10% BNG on site.

Flood Risk

The site is located largely within Flood Zone 1, save for a small area of Flood Zone 3 in the western part of the Site, which is associated with the brook that flows through the woodland towards the River Trent. The proposed development would be in Flood Zone 1 and the area in Flood Zone 3 would be retained for BNG or ecological mitigation.

Heritage

A review of the Historic England Heritage and Assets confirms that none of the buildings within the site are listed or statutorily protected. The closest listed buildings to the site are the disused outbuildings, former market garden wall and sunken garden which are all located on the main former Drakelow Power Station site.

Other designations

A review of the adopted proposals map confirms that the site is not subject to any other designations, site specific policies and that it appears as white land.

A Deliverable Site

To be considered a deliverable site, the National Planning Policy Framework states the site should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. We consider these matters in turn below:

Available

The Site is available now. TCL have a promotion agreement with the landowners, and it would be sold to a developer on confirmation of the residential allocation.

Suitable Location for Development Now

No constraints have been identified that could not be appropriately mitigated through standard measures.

Achievable within the next 5 years

We would anticipate that around 150 dwellings would be delivered in the first 5 years of the plan period. This allows 2 years to secure the sale of the site and planning permission and then three years of delivery at 50 dwellings per annum.

We would expect the retail store to be complete after 3 years.

Conclusion

TCL have made this Call for Sites submission in respect of the site that they are promoting at Walton Road, Drakelow.

The Site is located immediately to the south of Drakelow Park, a large strategic mixed use allocation in the adopted plan. The Site would benefit from the service and employment opportunities offered by Drakelow Park, along with the infrastructure improvements this has facilitated.

This Site will build on the success of Drakelow Park through the delivery of another 250 dwellings and look to complement the existing services and facilities with the provision of a food retail store. The store would meet the retail needs of the Site, Drakelow Park and Stapenhill, and reduce their need to travel.

In addition to the retail store, a number of other benefits have been identified including provision of ecological enhancement and biodiversity net gain, and improved access to the countryside through new and enhanced footpath provision.

The site is achievable, available and deliverable and we commend the site to you and look forward to working with the Council as you progress towards the preparation of the Pre-submission Local Plan.

If you have any questions about the above or wish to discuss, we would be more than happy to meet with you to discuss the opportunity.

Yours faithfully

