

BURNASTON PARISH COUNCIL

Mrs J Storer (Clerk)

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Mr C Nash
SDDC Planning Dept
SDDC
Civic Way
Swadlincote
Derbyshire
DE11 0AH

15th October 2019

Dear Mr Nash,

Re: Application DMPA/2019/0948, Etwall Road, Willington (Access 50).

Following our Parish Council meeting on the 26th September, the members of Burnaston Parish Council have unanimously declared their opposition to the above plan. It is very close to our southern parish boundary so we feel we have a legitimate interest in this application. Our specific objections are :

1. We understand the site will be greater than 30 hectares which is far too big for that area. The Local Plan for S. Derbyshire was adopted in 2016 after extensive consultations with local businesses and residents. There was no mention of this development at that time even though a similar application was submitted (and rejected on appeal) in 2011. There has been plenty of opportunity to include this development in the local plan before now. We understand that local plan allocations elsewhere already exceed the minimum of 53 hectares required for S. Derbyshire.
2. The proposed development is in open countryside and is completely out of scale with a village the size of Willington. Furthermore, it is on high ground and, with its size, no amount of screening will prevent it being visible from miles around.
3. Traffic is going to be a big problem both during construction and when the site is fully developed. The Toyota Island is already extremely busy (and often congested as our residents would confirm). Obviously the roads through Willington (including under the railway bridge) would be woefully inadequate for a development of this size.
4. One particular issue we have is that if this development went ahead, it would set a precedent for similar developments along the A38 which has happened in the

Branston area. A considerable part of our parish boundary directly adjoins the A38 and similar developments in our parish would be totally unacceptable to us.

5. We believe the developers have offered to “bus in” some 1500 workers from the Swadlincote area. We wonder how the developers can predict this figure at the outline planning stage and in these unpredictable economic times. Although we acknowledge the employment problems around Swadlincote, there is no guarantee that this system would continue after the site was built – any employer is going to take on the most capable staff they can find wherever they travel from – this is going to add to the road congestion in the area (not to mention the extra HGVs which will use the site).
6. The area to the south of the development is a conservation area bordering the Trent and Mersey canal. The peace and tranquillity together with the local wildlife will be severely disrupted. Wasn’t one of the objections to the previous application rejected on these grounds?

There is a lot of new warehousing south of Burton with direct access on to the A38.

Is any more really needed? The proposed development near Willington is not much different to the one turned down before. We therefore feel these proposals should be rejected for the above reasons.

Yours sincerely,

Jacqui Storer

Clerk to Burnaston Parish Council.