

March 2026

Planning Statement

Royle Farm, Drakelow, Burton-on-Trent

Erection of a Dwelling and Associated Garage

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Document Control Sheet

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Version	File Name	Description	Prepared	Checked	Date
01	4809_01_PS	Planning Statement	EA	MB	28/11/24
02	4809_02_PS	Planning Statement	EA/MB	MB	
03	4809_03_PS	Planning Statement	EA/MB/DRS		

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1 Introduction

1.1 Planning & Design Practice is a multidisciplinary practice consisting of chartered town planners, architects and heritage specialists. The practice operates across England and Wales and has an exemplary track record of submitting successful planning applications and in creating sustainable development.

1.2 This report has been structured to provide an introduction to the site and discuss its planning history; details of the proposed development and the rationale for it; and an examination of the key planning issues to be considered.

1.3 Also submitted to accompany the report are the following:

- A Full set of Drawings comprising:
 - Site Location Plan
 - Site Plan as Existing
 - Site Plan as Proposed
 - Floor Plans as Proposed
 - Elevations as Proposed
 - 3D Views as Proposed

2 Site Description and Planning History

Site Location

- 2.1 The site is located within the Royle Farm complex, Drakelow, Burton-on-Trent, approximately 4 kilometres south of Burton-on-Trent, and 4 kilometres west of Swadlincote. Royle Farm consists of a mixture of commercial buildings, including a wedding venue, light industrial units, and residential accommodation.
- 2.2 The site is accessed via a private drive which leads from Caldwell Road to the Royle Farm Business Park and complex, to the north of the application site.
- 2.3 The Royle Farmhouse, to the north of the application site, is Grade II listed.
- 2.4 The site is within The National Forest, but there are no other planning designations on site.
- 2.5 The site is located entirely within Flood Zone 1 and is therefore not considered to be at risk of flooding.



Figure 1: Site location



Figure 2: Flood Map for Planning, showing the site in Flood Zone 1

Relevant Planning History

- 2.6 Erection of a stable block and external riding arena | Ref. DMPA/2026/0179 | Awaiting Decision

- 2.7 The erection of an agricultural workers dwelling | Ref. 9/0890/0541/0 | Granted (November 1990)

- 2.8 Amendment to application ref. 9/0890/0541/0 for the erection of an agricultural workers dwelling | Ref. APS/91/1191/0738/D | Granted (November 1992)

- 2.9 Figure 3 shows plans from the extant consent. The amended permission from 1992 was started, through the installation of footings on site, but the development was never built out fully. It is considered that the consent is extant and can be completed. It is therefore material to this application. Permitted development rights were never removed for the erection of the dwelling on the original permission.

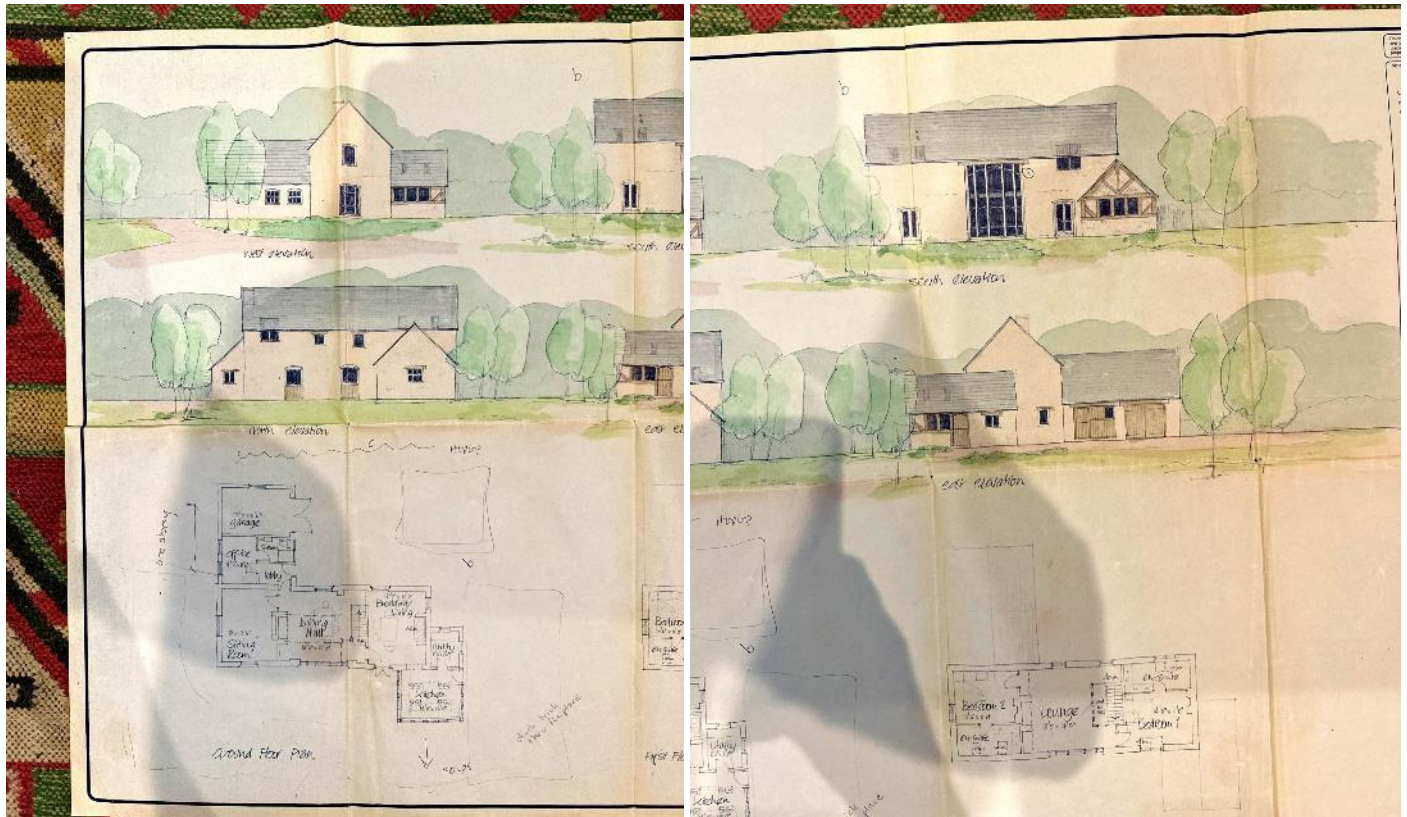


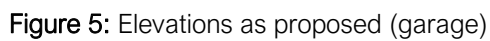
Figure 3: Proposed elevations and floor plans for extant consent

3 The Proposed Development

- 3.1 The proposal is for the erection of a dwelling and associated garage on the northern end of the site. The remainder of the site will be used as amenity space in association with the proposed dwelling, including a new pond and orchard.
- 3.2 Mr Mountford's parents live in the Grade II listed *Royle Farmhouse*, to the north of the site, and the applicants currently live in the one-bed annexe next to the farmhouse. Both Mr and Mrs Mountford work across the business park and wedding venue, while also caring for Mr Mountford's parents.
- 3.3 The applicants are now looking to move out of the one-bed annexe to allow them to settle long-term on site, starting a family of their own, while still being able to fulfil their work requirements on the site, and care for Mr Mountford's parents.
- 3.4 It is considered that the proposed dwelling has been designed to be similar in size to that of the previously approved dwelling with additional extensions that could have been constructed under permitted development rights.
- 3.5 The dwelling will be configured in a horseshoe shape, with a courtyard in the centre. The northern and eastern elevations will be two-stories, whilst the western elevation will be a single-storey section of the building. The southern gable ends of the proposed dwelling will be fully glazed, allowing for an outlook towards the orchard and pond.
- 3.6 The proposed dwelling will use vertical metal cladding on the external walls, as well as large amounts of glazing on the southern elevation and solar panels on the eastern section of the building.
- 3.7 To the north-east of the proposed dwelling, a detached double garage will also be constructed, with a store room and small upstairs gym.



Figure 4: Elevations as proposed



4 Planning Policy Context

- 4.1 The purpose of this section is to set out the relevant planning policy background which is pertinent to the site and proposed development.
- 4.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 In this case, the development plan consists of the South Derbyshire Local Plan (2017). Other material considerations include the National Planning Policy Framework (2024), the associated Planning Practice Guidance and Supplementary Planning Documents (SPDs).

South Derbyshire Local Plan Part 1 (2016)

4.4 Policy S1- Sustainable Growth Strategy

“South Derbyshire will promote sustainable growth to meet its objectively assessed housing and commercial needs in the plan period 2011-2028.

This strategy will be developed through this part of the Local Plan – Part 1 with development allocations made alongside development management policies which will continue into Part 2 of the Local Plan.

The two parts of the Local Plan will ensure that the economic, social and environmental objectives set out in this Plan are fully addressed:

- i. Over the plan period (2011 – 2028) at least 12,618 dwellings will be built within South Derbyshire. The housing sites required will be met on a mixture of brownfield and greenfield sites with encouragement given to the re-use of previously developed land...”*

4.5 Policy S2- Presumption in Favour of Sustainable Development

“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

It will work proactively with applicants to seek solutions, which mean that proposals secure development that improves the economic, social and environmental conditions in the area.

Planning applications received by the Council that accord with the policies in the Local Plan Part 1 & 2 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay, unless material considerations indicate otherwise...”

4.6 Policy S3- Environmental Performance

“The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the Governments drive towards improved housing standards including in respect of access, space standards, security, water and external waste storage where specific justification exists for seeking higher standards locally than set out in Building Regulations.

The Council will work collaboratively with developers, and other organisations wishing to bring their own environmental or social sustainability standards to market for utilisation on a voluntary basis.”

4.7 Policy H1- Settlement Hierarchy

“The Settlement Hierarchy is based on the range of services and facilities that are offered by each settlement. The level of development for each settlement will be of a scale appropriate to the size and role of that settlement. As planning applications are received the merits of each individual site will be assessed through the Development Management process.

The distribution of new development outside of allocations over the period of this Plan will be in accordance with the Settlement Hierarchy below:

...4 Rural Villages

...Drakelow Village

For the above tier development of a limited nature will be allowed

- i. *within the settlement boundary where applicable or adjacent to as a exceptions or cross subsidy site as long as not greater than 15 dwellings.*
- ii. *Or of limited infill and conversions of existing buildings where no settlement boundary.*

5 Rural Areas – areas outside of the defined settlements listed above.

Due to the lack of services and facilities and defined settlement boundaries, only development of limited infill and conversions of existing buildings will be acceptable.”

4.8 Policy H20- Housing Balance

“...C Any housing development would be expected to make the most efficient use of the land whilst taking into account what is appropriate for the surrounding local built and natural environment...”

4.9 Policy SD1- Amenity and Environmental Quality

“A The Council will support development that does not lead to adverse impacts on the environment or amenity of existing and future occupiers within or around proposed developments.

B The Council will take into consideration the following:

- i. *The potential for development to affect surface and ground water quality and its potential to affect the long term delivery of water quality standards set out in the Water Framework Directive or Habitats Directive;*
- ii. *The potential for development to affect designated Air Quality Management Areas (AQMAs).*
- iii. *The need for a strategic buffer between conflicting land uses such that they do not disadvantage each other in respect of amenity issues, such as odours, fumes, or dust and other disturbance such as noise, vibration, light or shadow flicker.”*

4.10 Policy BNE1- Design Excellence

“A All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people’s quality of life by adhering to the Design Principles below.

i. Design Principles

d. ...Ease of use:

New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;

e. Local character and pride:

New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics;

f. National Forest:

Within The National Forest, new development should be encouraged to follow National Forest Design Charter and Guide for Developers & Planners 2 and fully reflect the forest context;

g. Visual attractiveness:

New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality;

h. Neighbouring uses and amenity:

New development should not have an undue adverse effect on the privacy and amenity of existing nearby occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses;

k. ...Resource Use:

New development should be designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development should provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.

ii. *All proposals for new development will be assessed against the Council's Design SPD;*

iii. *The council will decide which development proposals should be taken to a formal panel for design review."*

4.11 Policy BNE4- Landscape Character and Local Distinctiveness

"A The character, local distinctiveness, and quality of South Derbyshire's landscape and soilscape will be protected and enhanced through the careful design and sensitive implementation of new development.

B Developers will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features within development sites unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character. Development that will have an unacceptable impact on landscape character (including historic character), visual amenity and sensitivity and can not be satisfactorily mitigated will not be permitted.

C In bringing forward proposals developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in The Landscape Character of Derbyshire. Proposals should have regard to the woodland and tree planting, landscape management and habitat guidance set out in this document and demonstrate that mitigation proposals are appropriate to the character of the landscape.

D Within the National Forest Area developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in the National Forest Landscape Character Assessment both within the design of the scheme and in the incorporation of woodland planting and landscaping.

E The Council will seek to protect soils that are 'Best and Most Versatile', (Grades 1, 2 and 3a in the Agricultural Land Classification) and wherever possible direct development to areas with lower quality soils."

4.12 Policy INF8- The National Forest

"A Within the National Forest, as defined on the Proposals Map, South Derbyshire District Council will work with The National Forest Company and other local authorities and partners to:

- i. Work with Partners to help deliver the National Forest Strategy 2014-2024 and any subsequent Strategy*
- ii. Provide opportunities for diversification of the economy, especially in relation to the woodland economy and tourism, including overnight accommodation;*
- iii. Create an attractive, sustainable environment;*
- iv. Provide a range of leisure opportunities for local communities and visitors: and*
- v. Achieve 33% woodland cover in the National Forest.*

...D Within the National Forest new development should ensure that:

- i. the siting and scale of the proposed development is appropriately related to its setting within the Forest,*
- ii. the proposed development respects and does not adversely affect the character and appearance of the wider countryside.*

E The Council will work with developers, the National Forest Company and other stakeholders to improve access to the Forest from new development sites and existing built up areas and deliver a step change in the quality of new development and the existing urban areas with an emphasis upon the use of Forest related construction materials where appropriate...”

South Derbyshire Local Plan Part 2 (2017)

4.13 Policy BNE5- Development in Rural Areas

“Outside of settlement boundaries (as defined in policy SDT1) within the Rural Areas of the district planning permission will be granted where the development is:

- i. allowed for by policies H1, H22, E7, INF10, H24, H25, H26, H27 or H28; or*
- ii. otherwise essential to a rural based activity; or*
- iii. unavoidable outside settlement boundaries; or*
- iv. considered to be infill that is in keeping with the character of the locality and represents the infilling of a small gap for not normally more than two dwellings, within small groups of housing; and*
- v. will not unduly impact on: landscape character and quality, biodiversity, best and most versatile agricultural land, and heritage assets.”*

National Planning Policy Framework

4.14 2. Achieving sustainable development

“8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support*

growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

4.15 5. Delivering a sufficient supply of homes

“82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”

4.16 11. Making effective use of land

“128. Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*

- c) *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) *the importance of securing well-designed and beautiful, attractive and healthy places.”*

4.17 12. Achieving well-designed and beautiful places

“135. Planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

5 Key Planning Issues

Principle of Development

- 5.1 The proposal is for the erection of a dwelling and associated garage at Royle Farm, Drakelow. Both applicants work across the business park and wedding venue and provide day-to-day care and support for Mr Mountford's parents. The dwelling will be used as the applicants' main residence, allowing them to move out of their current residence at the annexe of the main farmhouse, while staying near to Mr Mountford's parents and their businesses.
- 5.2 As shown in the planning history, permission was previously granted for a dwelling on site in 1990. The principal of residential development on the site is therefore considered acceptable.



Figure 6: Site in its existing form

- 5.3 The proposed dwelling will contribute to the housing supply of South Derbyshire District Council, in accordance with Policy S1 of the Local Plan, providing housing for local need, conforming to paragraph

82 of the NPPF. The proposal will also constitute sustainable development, in accordance with Policy S2 and NPPF paragraph 8, through:

- Economic- the construction of the dwelling will provide jobs for local workers in the short term, and the dwelling will allow for the applicants to continue working at the adjacent wedding venue.
- Social- the dwelling will contribute to the Council's housing supply.
- Environmental- the proposal includes the introduction of an orchard and a natural pond which will increase the biodiversity value of the site.

5.4 A recent appeal (APP/F1040/W/25/3368738) for 135 dwellings confirmed that the local housing need, calculated using the standard method, is 592 dwellings per annum. With the 5% buffer applied, the five-year requirement is 3,108 homes. The Inspector found that, after applying a 24% discount to reflect Derby's unmet need, the Council's anticipated supply falls below this requirement. The decision also highlighted that some sites included in the Council's supply assumptions lacked sufficient evidence to be considered deliverable within five years, further reducing the effective supply. On this basis, the Inspector concluded that the Council cannot currently demonstrate a Framework-compliant five-year supply of deliverable housing land.

5.5 Policy H1 of the Local Plan stipulates that whilst Drakelow is classed as a rural village, the site sits outside of this in a rural area, and therefore limited infill will be permitted here. The proposed dwelling is situated on a piece of land which is currently home to a building used for stables to the east and bounded by a line of trees to the north and west. Therefore, the situation of the dwelling on the northern half of the parcel of land can be considered to be infill development.

5.6 Policy SDT1 states that outside of settlement boundaries, "*development will be limited to that considered acceptable inter alia by Policy BNE5.*" Within rural areas, Policy BNE5 establishes that permission will be granted where development is considered to be infill that is in keeping with the character of the area, and will not unduly impact on landscape character, biodiversity, high quality agricultural land or heritage assets.

- 5.7 Policy H20 and NPPF paragraph 128 state that housing development should be expected to make the most efficient use of land, whilst taking into account what is appropriate for the surrounding environment. The site is currently used as storage, with the footings from the previously approved scheme being visible from satellite view. The proposed dwelling would be situated in a similar position to that of the footings of the previous dwelling, therefore not bringing any development further south into the site.
- 5.8 Consequently, for the reasons explained above, it is considered that the principle of development is acceptable, subject to any other material constraints which will be discussed below.

Impact on the Character of the Area

- 5.9 The dwelling will be situated approximately 86m as the crow flies from the listed Royle Farmhouse, and will therefore not detrimentally impact the setting of the Listed Building.

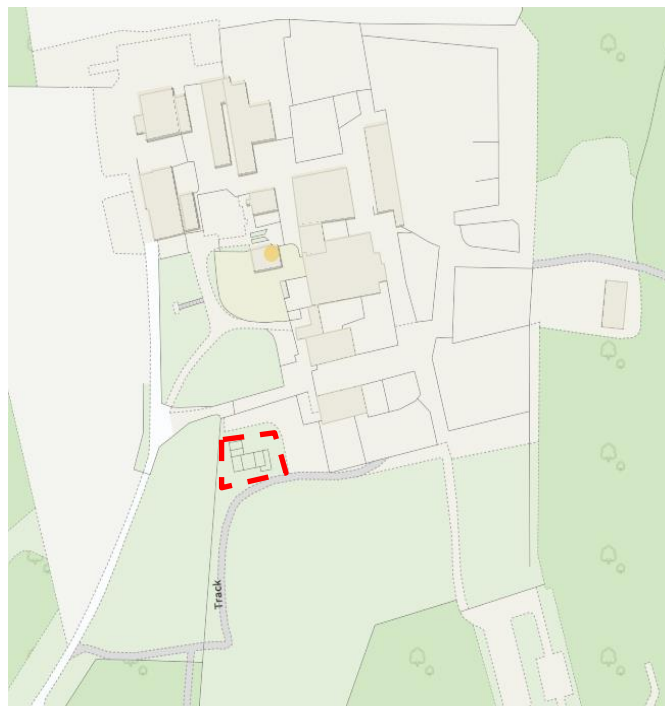


Figure 7: Proposed dwelling in proximity to Listed Building (yellow dot)

- 5.10 The proposal will accord with the design principles from Policy BNE1 in the following ways:
- Ease of use: the dwelling will be accessible and adaptable for the applicants and any future residents.

- Local character and pride: the proposed metal cladding on the dwelling assimilate with the farm and industrial use of the surrounding area. The form of the proposed dwelling also matches that of the warehouses in the industrial estate and the building adjacent to the site with a steeply pitched roof and prominent gable ends.
- Visual attractiveness: appropriate and attractive materials have been proposed, with the design of the dwelling respecting the landscape and providing views over the field (proposed orchard) to the south.

5.11 In accordance with Policy BNE4, there will be no impact on any key landscape features in the area.

5.12 The proposal will improve the quality of the area, tidying up a site that is currently used for storage. The dwelling will be visually attractive and sympathetic to the local character, and thus complying with paragraph 135 of the NPPF.

Impact on Amenity

5.13 In keeping with Policy SD1, there will be no impact on future occupants of the dwelling or existing occupants of the neighbouring uses. There is an existing buffer to the north from the line of trees, as well as fencing outlining the curtilage of the adjacent building to the east.

Impact on Ecology, Trees and the National Forest

5.14 No trees are proposed to be affected by the development. Notwithstanding this, the proposal will comply with Policy INF8 with regards to the National Forest as the siting and scale of the dwelling is appropriate to the Forest, as well as not affecting the character and appearance of the wider countryside.

5.15 As the proposal would qualify as a self-build dwelling, a 10% biodiversity net gain (BNG) would not be required. However, an orchard and natural pond are proposed on the site, which will increase the ecological value of the site.

Impact on Highways

5.16 The proposal includes a gate to access to the north of the site, with the proposed garage providing two parking spaces.

- 5.17** There will be no significant increase in the traffic to the wider area as the applicants are already residing in the annexe to the north of the site, which uses the same access track from the highway.

6 Conclusions

- 6.1 The proposal is for the erection of a dwelling and associated garage at Royle Farm, Drakelow.
- 6.2 The proposed development represents a sustainable and appropriate addition to the site, addressing the applicant's long-term residential needs, whilst supporting the continued operation of local businesses. The planning history, including a previously approved but incomplete dwelling, underscores the acceptability of the principle of development in this location.
- 6.3 The proposed design reflects high standards of architectural quality and sustainability, utilizing materials that align with the site's character and incorporating features like solar panels, a natural pond, and an orchard to enhance biodiversity. The scheme aligns with local and national planning policies, contributing to housing supply, supporting economic activities, and respecting the environmental and historical context of the area, including the adjacent Grade II listed farmhouse.
- 6.4 Therefore, it is considered that the proposal is policy compliant and it is respectfully requested that planning permission be granted.



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