

BREADSALL PARISH COUNCIL
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Your Ref: _____

Our Ref: _____

Date: 17/04/2025

Mr Steve Birkinshaw
Head of Planning
Erewash Borough Council

EBC Core Strategy Amendments – Land North of Breadsall Hilltop

Dear Mr Birkinshaw,

I write on behalf of Breadsall Parish Council in relation to the consultation currently underway on the Core Strategy amendments, specifically the earmarking of land North of Breadsall Hilltop for an allocation of up to 160 houses.

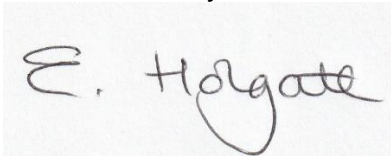
The Parish Council objects to the proposal on a number of levels including the fact that the proposals are within the Green Belt, increased traffic and increased flood risk.

- 1) **Traffic congestion.** Traffic levels in Breadsall continue to rise on the village's unclassified roads. The development that has already taken place at Breadsall Hilltop went ahead without the promised link road between the A608 and the A61, yet again there is no provision for any improved infrastructure to deal with the increase in cars using the already crowded local roads. The Council has objected to the proposed Lime Lane/land North of Chaddesden Wood development put forward by Derby City Council, should this go ahead this is yet another pressure on Breadsall village roads.
- 2) **Road safety.** Following on from the above, increased traffic in Breadsall leads to increased road safety concerns. The junctions through the village are simply not suited to the levels of traffic that are currently seen, much less to the potential additional load from additional development at Hilltop.
- 3) **Use of Green Belt Land.** As recently as 2022 this location was agreed to be unsuitable for residential development (SHLAA 359) due to Green Belt designation and that this would reduce the openness between Derby City and Breadsall. The proposal to use this land to directly link to Oakwood

would erode this openness to the point where Breadsall would become a suburb of Derby. This and the potential Lime Lane development would concrete over Green Belt and Green Wedge land, hem in ancient woodland and reduce the Greenway to a corridor between housing, with a totally negative effect on wildlife and biodiversity.

- 4) Infrastructure.** As noted above, the promised link road has failed to be built. Additionally, there is no provision in the proposals for infrastructure to support these levels of housing, such as drainage systems, doctor's surgeries or schools.
- 5) Flooding.** Existing developments at Hilltop have adversely affected Breadsall and increased the risk of flooding in the village. Despite all promises to the contrary the mitigations put in place have proved insufficient and in recent years the severity of flooding in Breadsall has increased. The pressure of additional development at Hilltop will only add to this with runoff affecting the water courses and the old combined sewer system unable to cope with these pressures.

Yours sincerely,

A handwritten signature in black ink that reads "E. Holgate". The signature is written in a cursive style with a large, looped 'H' and a trailing 'e'.

Miss E Holgate
Clerk/RFO, Breadsall Parish Council

CC Cllr Bethan Eddy