

Mrs Eleanor Overton
Planning Services
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0AH

12th September 2019

Dear Eleanor

PLANNING PERMISSION REFERENCE. 9/2013/1044

**OUTLINE APPLICATION WITH ALL MATTERS EXCEPT ACCESS RESERVED FOR FUTURE APPROVAL FOR A MIXED USED DEVELOPMENT COMPRISING UP TO 485 DWELLINGS, EMPLOYMENT UNITS FOR USE AS OFFICES AND/OR LIGHT INDUSTRY (USE CLASSES B1 A & C), GENERAL INDUSTRY (USE CLASS B2) AND/OR STORAGE OR DISTRIBUTION (USE CLASS B8), PRIMARY SCHOOL, COMMUNITY FACILITIES INCLUDING DOCTORS, DENTIST AND/OR CRECHE (USE CLASSES D1), RETAIL (USE CLASS A1) AND OTHER SERVICE USES CONSISTING OF FINANCIAL AND PROFESSIONAL SERVICES (USE CLASS A2), RESTAURANTS AND CAFES (USE CLASS A3) AND/OR HOT FOOD TAKEAWAYS (USE CLASS A5) AND ASSEMBLY AND LEISURE (USE CLASS D2) ALONG WITH ASSOCIATED ACCESS, PARKING, FOOTPATH/CYCLEWAYS, PUBLIC OPEN SPACE INCLUDING ALLOTMENTS, LANDSCAPING AND OTHER INFRASTRUCTURE
LAND SOUTH OF THE MEASE, HILTON, DERBY
PLANNING APPLICATION ON BEHALF OF ST MODWEN HOMES LTD**

Please find enclosed an application pursuant to the discharge conditions 34, 35 and 49 of planning permission granted for the above development under reference 9/2013/1044. This application has been submitted through the Planning Portal, under reference **PP-08000378**, on behalf of St Modwen Homes Ltd. The planning application fee of £116.00 has been paid directly to the Planning Portal.

This application seeks to discharge the layout and appearance related conditions insofar as they are required to allow commencement of Residential Phase 2 (Re-Plan) of the development as permitted through the above outline planning permission. Reserved Matters Approval for Residential Phase 2 (Re-Plan) was obtained on 9th July 2019 (under reference 9/2019/0074).

Condition 34 – Finished Floor Levels

Condition 34 of the permission states:

“No development hereby permitted shall take place until details of finished floor levels for each phase of development are submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The details to be submitted shall demonstrate that finished floor levels are set higher than the predicted flood level for that phase of development.”

The following information is submitted to discharge this planning condition in relation to Residential Phase 2 (Re-Plan):

- Proposed Levels Sheet 1 (Ref. R9054-MPL-19-ZZ-DR-C-6001 J)

- Proposed Levels Sheet 2 (Ref. R9054-MPL-19-ZZ-DR-C-6002 H)
- Proposed Levels Sheet 3 (Ref. R9054-MPL-19-ZZ-DR-C-6003 J)

Condition 35 – Boundary Treatments & Condition 49 – Foul Water Scheme

Condition 35 of the permission states:

“Development hereby permitted shall not begin until a surface water drainage scheme for each phase of the site, prepared using the design parameters and maximum permitted flow rates set out in the Flood Risk Assessment (reference: 5094693; version 4.0; dated 18 December 2013), and based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. Each phase of development shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall demonstrate:

- ***Surface water drainage system(s) have been designed in accordance with the National SuDs Standards, or CIRIA C697 and C687, whichever is in force at the time the condition is discharged.***
- ***Limiting the discharge rate and storing the surface water run-off generated by all rainfall events up to the 100 year plus 30% for residential (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.***
- ***Provision of surface water run-off attenuation storage to accommodate the difference between the allowable discharge rate/s and all rainfall events up to the 100 year plus 30% for residential, 20% for commercial (for climate change) critical rain storm.***
- ***Detailed design (plans, cross, long sections and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements.***
- ***Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.”***

Condition 49 of the permission states:

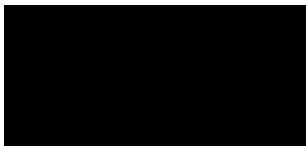
“No development shall take place until a scheme for the provision of foul sewerage for the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation. The scheme shall be implemented as approved and in accordance with the timetable.”

The following information has been submitted to discharge these conditions:

- Proposed Drainage Sheet 1 of 3 (Ref. R9054-MPL-18-ZZ-DR-C-2001 N)
- Proposed Drainage Sheet 2 of 3 (Ref. R9054-MPL-18-ZZ-DR-C-2002 L)
- Proposed Drainage Sheet 3 of 3 (Ref. R9054-MPL-18-ZZ-DR-C-2003 L)

I trust the application is complete and you are able to register and acknowledge it. Should you require any further information or clarification on any of the above, then please do contact me.

Yours sincerely



**Mairead Kiely, MRTPI – Senior Planner
For and on behalf of Planning Prospects Ltd**

Enc