

South Derbyshire District Council,
Civic Offices,
Civic Way,
Swadlincote,
DE11 0AH

25th September 2019

Dear Sir/Madam

RESERVED MATTERS APPLICATION FOR 5 DWELLINGS WITH ASSOCIATED CAR PARKING, LANDSCAPING AND INTERNAL ACCESS ROADS – CADLEY PARK, WILLIAM NADIN WAY, SWADLINCOTE

On behalf of Avant Homes, nineteen47 Ltd are applying for reserved matters for 5 homes pursuant to outline application reference 9/2014/0888, to replace in part the reserved matters application for 400 dwellings with associated car parking, landscaping and access roads (ref: 9/2018/1276) approved on the 19th March 2019 by Planning Committee.

The following accompanying information has been submitted alongside this application:

- Site Location Plan
- Proposed House Types
- The previously approved site layout (9/2018/1276)
- Proposed site layout plan

This application seeks an amendment to the previously granted reserved matters application. Due to a delay in infrastructure works, the western part of the site is inaccessible and this application seeks to amend 5 plots in order to accommodate a relocated sales area. The sales area was formerly at plots 205-207 but will now be located at 107, 108 and 116 on the amended layout.

The layout has been amended so that plot 116 has been moved south to sit between plots 109 and 108. The house types and parking arrangement have been altered to accommodate 116 being moved to accommodate the sales area. Plot 109 will have two tandem spaces plus a garage. Plot 116 will have two tandem spaces. Plots 108 and 107 will both have front parking.

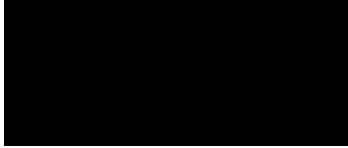
The house types proposed in this new submission have all been approved on the wider site previously, with no new types now being introduced.

A revised landscaping plan to support the amendments is being prepared and will follow as part of a separate reserved matters application.

Overall, these changes are considered minor and the larger scheme has been agreed and as such these small amendments are considered acceptable.

I trust you have all of the information to process the application promptly. Please do not hesitate to contact me if you require any further information.

Yours sincerely,



Rebecca Beardsley
Planner

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