

Our Ref: 19062-LetCovering-AS

11 October 2019

Development Management  
South Derbyshire District Council  
Civic Offices  
Civic Way  
Swadlincote  
Derbyshire  
DE11 0AH

Submitted via Planning Portal only  
Planning Portal Reference: PP-08175969

Dear Sir/Madam

**Detailed Planning Application for an 100% Affordable, 70 Unit Residential Scheme  
with Associated Works  
Land at Oak Close, Castle Gresley, Swadlincote, Derbyshire**

We write on behalf of our client, EMH Homes, to submit a detailed planning application for an 100% affordable, 70 unit residential scheme with associated works on land at Oak Close, Castle Gresley, Swadlincote, Derbyshire.

The application comprises:

- Planning Application Form and Certificates
- Residential / Dwelling Units – Supplementary Information Template
- Planning Support Statement including Planning Obligations Statement
- Design and Access Statement
- Preliminary Ecological Appraisal
- Arboricultural Survey and Impact Assessment
- Visual Appraisal
- Flood Risk Assessment with Drainage Strategy
- Transport Statement
- Framework Residential Travel Plan
- Site Investigation Report including Coal Mining Report
- Drawings:

| Drawing Number | Drawing Title             |
|----------------|---------------------------|
| 2494-02        | Location Plan             |
| 2494-03A       | Topographical Survey      |
| 2494-12C       | Sie Layout Plan           |
| 2494-13A       | POS and Forestry Planting |
| 2494-14        | Street Scenes             |

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| Drawing Number | Drawing Title                                                       |
|----------------|---------------------------------------------------------------------|
| 2494-15A       | Site Sections                                                       |
| 2494-18        | Boundary Details                                                    |
| 2494-20        | House Type A – 2 Bed 4 Person Plans and Elevations                  |
| 2494-21        | House Type B – 3 Bed 5 Person Plans and Elevations                  |
| 2494-22        | House Type C – 2 Bed 4 Person Plans and Elevations                  |
| 2494-23        | House Type D – 3 Bed 5 Person Plans and Elevations                  |
| 2494-24        | House Type E – 4 Bed 6 Person Plans and Elevations                  |
| 2494-25        | House Type F – 3 Bed 5 Person (split level) Plans and Elevations    |
| 2494-26        | House Type G – 1 Bed 2 Person (flats) Plans and Elevations          |
| 2494-27        | House Type H – 2 Bed 3 Person (Cat 2 Bungalow) Plans and Elevations |
| 2494-28        | House Type J – 4 Bed 7 Person (Cat 3 Bungalow) Plans and Elevations |
| 1916-PL1-02    | Landscape Masterplan                                                |

The application fee has been calculated on the basis of a full application for 70 new dwellings, equating to £25,619.00, and has been submitted via the Planning Portal.

I trust these details to be sufficient to allow the validation and determination of the application. However, if you require any further information please do not hesitate to contact me.

Yours faithfully



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