

Jessica Cheadle

From: James Bate
Sent: 17 October 2019 13:26
To: SDDC Planning Applications
Cc: Chris Nash
Subject: RE: Planning Application Consultation DMPA/2019/1091 - Infinity Garden Village, Land east of Deep Dale Lane, Stenson Fields, Derby

Chris,

I have considered this application for outline planning permission for employment use covering an area of c. 51,100sqm and covering a number of 'B' use classes. There is an accompanying residential outline application for land to the west of this site, the submission includes some joint documents.

The application is made with all matters reserved and the only information provided in regard detail of the proposal is the high level illustrative masterplan. There is some additional detail within the design and access statement however this mostly provides some parameters for the residential element on the adjoining site (such as indicating that 2.5-3 storey is seen as the maximum height of residential development). There is little detail regarding the anticipated scale of buildings for the proposed employment use, outside of the suggestion that the site is to be seen as an extension of the existing Infinity Park (connected through by subsequent development further east). The D&A includes some images from Infinity Park and there also some images on the Infinity park website (<https://infinityparkderby.com/>) which include some 4 storey scale buildings.

The site is located to the north of the A50, the road itself is slightly sunken within the landscape and flanked to both sides by mature screening planting on slight rises which provides both a visual and acoustic screen to the main road. This would also provide some degree of screening to development north of the A50 in views from the south. This existing screening is shown reinforced by additional planting and landscaping including what has the appearance of a 'linear park' along the southern side of the site which connects through to a continuing linear park feature along the southern boundary of the adjoining residential proposals. The linear park / green corridor would provide both on-site amenity for residents and employees but also provide additional attenuation from the A50 as a noise generator. The arrangement of open space along the southern edge of the site would be reasonable and sensible for a variety of reasons, the settings of heritage assets to the south being only one.

I have considered the assessment of the settings of nearby heritage assets undertaken in the Orion report (Vol 3: G) and would agree that where these are listed buildings within nearby villages they most often sit in the core of villages and have limited wider presence, their setting being related to nearby townscape and not wider landscape some 1-2 kilometres to the north, and even the churches in these small settlements are not tall enough to have great impact in the wider landscape. That at Swarkestone is on the southern side of the village and is not prominent in the landscape to the north. The church at Twyford is more prominent outside of the village mostly because the village itself is so small and the church near its north side, although at the distance of the A50 it already has a small stature in the landscape and is difficult to pick out unless you know where to look as its spire does not breach the line of the horizon. Barrow on Trent would be nearest of these village conservation areas to the employment element of the wider site. Modern agricultural buildings along the norther boundary of the village limit appreciation of the conservation area from its northern setting and appreciation of the landscape in which the village sits from within the conservation area, the tallest structure in the village is the tower of St Wilfreds Church, although similar to the situation at Twyford the church has limited presence in the landscape when viewed from the north as it does not pierce the horizon, as well as having its prominence reduced by the rise of land to the north of the village which limits visibility of the village in mid-to-long range views from the north.

Swarkestone Hall, being a grade II* listed building has its immediate setting defined by its associated grade II* registered park and garden. This provides the setting to the north and west of the hall and also includes the separately listed remains of the old hall and the approach to the A514. Whilst the parkland does not represent the

limit of the setting which contributes to the significance of the listed hall its greatest extent is significantly less than the c. 2km which the parkland is from the site.

The nearest heritage assets are the Trent and Mersey Canal conservation area which includes a number of listed buildings along its length including mileposts, bridges, locks and toll houses. The majority of these occur in small clusters (Stenson Lock, attached bridge and Lock Cottage, both grade II, as an example) and have relationships both as part of groups and with the canal itself. Their relationship with the wider landscape is limited as individual listed buildings, however the canal considered as an whole does have a relationship with its surrounding landscape. In this case both the canal and the A50 sit at relatively low levels with a slight rise of land between them for the stretch nearest to the application site. It would seem unlikely that development of the types being proposed would have any notable impact upon the setting of the canal and its conservation area or the listed buildings along its length. Deep Dale bridge (grade II) is the nearest listed building to the employment site and is somewhat of an exception as it is a listed building along the canal with no nearby associated listed structures. It is a relatively small and low bridge across the canal and its relationship is primarily to the canal and views along its towpaths to east and west, beyond this the bridge also forms a crossing linking lanes and tracks running broadly North-South from the canal, with a further crossing of the rail-line to the immediate south, as such the bridge serves not just the canal but also links agricultural land which would have been split up by its construction, although the modest scale of the bridge means that it lacks a wider context, particularly as ground levels to the north quickly hide it from view. Given the distance to the application site it is considered that there would be no impact upon its setting in any way which contributes towards its significance.

Arlleston Farm House (grade II listed) sits just north of the canal to the southeast of the site, (not explicitly mentioned in the heritage assessment, but plotted on its appendix mapping). The landscape here is similar to that elsewhere between the canal and the A50 and a gentle rise in the land north of the farm, limits views to the north and also limits the extent to which the farm is notable in its landscape context when viewed from the north.

Whilst any detailed assessment will be dependent upon detail presented as reserved matters I am of the view that the proposed development could be advanced in a way as to not adversely impact upon the settings of heritage assets nearby and as such there would be no reason for an outline application to be refused permission. The application in outline would preserve the settings of listed buildings achieving the objective described in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirement to consider the settings of all types of heritage asset in paragraphs 189, 190 and 194 of the NPPF and it would be possible for reserved matters submissions to be detailed in a way as they could avoid harmful impacts.

Yours,

James Bate
Conservation Officer
T: 01283 595983

From: Planning Applications [mailto:planningapplications@southderbyshire.gov.uk]

Sent: 27 September 2019 15:33

To: James Bate

Subject: Planning Application Consultation DMPA/2019/1091 - Infinity Garden Village, Land east of Deep Dale Lane, Stenson Fields, Derby

Ref. No: DMPA/2019/1091

Outline application (all matters to be reserved) for the erection of up to 51,100sqm of employment floorspace (use classes B1, B2 & B8) along with related road links, surface water drainage infrastructure, landscaping, earthworks, ancillary supporting infrastructure and the demolition of Ashlea Farm and associated buildings at Infinity Garden Village, Land east of Deep Dale Lane, Stenson Fields, Derby

The above planning application has been received.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than 18/10/2019. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, or using the online form withing the online plannning register <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2019/1091>

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions you would wish to see attached to any grant of permission.

Please note that conditions will only be attached where they fulfil the tests for imposing conditions as set out in Planning Practice Guidance and conditions which require the submission and approval of information before any works can commence (pre-commencement conditions) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions, where available.

If you object to the proposals as currently presented, please outline the full reasons for your objection as there is no guarantee that amendments or further information will be sought or received. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

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